

# Town & Country

Estate & Letting Agents

Aran Road, Wrexham

Offers Over £180,000



A well-presented three-bedroom semi-detached home situated in a popular residential area of Wrexham. The property offers spacious accommodation throughout, with a practical layout suited to a range of buyers including first-time purchasers, families, or investors. The ground floor comprises an entrance hall, a bright dual-aspect living room, and a modern kitchen/dining area with an excellent range of fitted units and integrated appliances. To the first floor, there are three bedrooms—two of which are doubles—and a contemporary bathroom fitted with a white three-piece suite. Externally, the property benefits from lawned gardens to the front and a low-maintenance rear garden featuring artificial grass, paved pathways, and access to a brick-built garage with power and lighting. Located within easy reach of local amenities, schools, and transport links, this home offers convenience and comfort in an established and sought-after area of Wrexham.

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## DESCRIPTION

15 Aran Road is a three-bedroom semi-detached house located in a residential area of Wrexham. The property offers a dual-aspect living room, a kitchen/dining area, and a first-floor bathroom. Externally, there are lawned gardens to the front and a low-maintenance rear garden with access to a detached garage. The home benefits from gas central heating and uPVC double glazing and is situated close to local amenities, schools, and transport links.

## LOCATION

Aran Road is situated within a well-established residential area of Wrexham, offering convenient access to local shops, schools, and public transport links. The location provides good connectivity to Wrexham town centre, the A483, and surrounding areas, making it suitable for both commuters and families. Nearby amenities include parks, supermarkets, and leisure facilities.

## ENTRANCE HALL

11'3" x 5'9" max

A uPVC double-glazed door opens onto a porcelain tiled floor. The hallway includes a radiator, a built-in shelved cloaks cupboard with hanging space, and doors leading to the kitchen and living room.



## LIVING ROOM

18'5" x 10'2"

A bright, dual-aspect room with windows facing both the front and rear elevations, each with a radiator beneath. Features a marble fireplace with an electric fire.



## KITCHEN/DINING ROOM

18'5" x 7'4"

Fitted with porcelain tiled flooring and windows to the front and rear elevations. Includes a radiator and a modern range of gloss-fronted wall, base, and drawer units with ample work surface space. Features a stainless-steel one-and-a-half bowl sink unit with adjustable mixer tap. Integrated

appliances include a stainless-steel double oven, hob, and extractor hood.



## REAR HALL

Includes an opaque uPVC double-glazed door opening to the rear garden and stairs rising to the first-floor accommodation.

## FIRST FLOOR LANDING

Provides access to the loft space and doors opening to all three bedrooms and the bathroom.



## BATHROOM

8'8" x 3'6"

Fitted with a three-piece white suite comprising a panelled bath with mixer tap and shower attachment, vanity unit with wash hand basin and medicine cabinet above, and a dual-flush low-level WC.

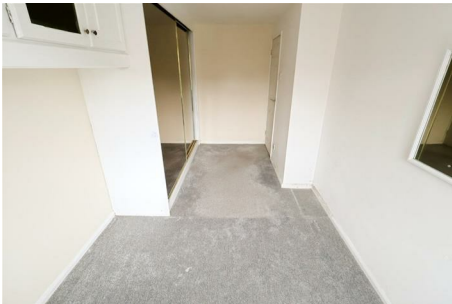
Fully tiled throughout, with a chrome heated towel rail and opaque window facing the front elevation.



## BEDROOM ONE

11'1" x 9'8"

Window to the rear elevation with radiator below. Sliding door opens to a walk-in wardrobe housing the Ideal Logic gas combination boiler.



## BEDROOM TWO

14'2" x 7'6" max

Window to the rear elevation with radiator below. Fitted with double mirrored wardrobes and high-level cupboards.



## BEDROOM THREE

9'7" x 6'7"

Includes a built-in wardrobe and fitted high-level luggage cupboards.



## EXTERNALLY

A gate opens onto a paved pathway leading to the front door, with lawned gardens on either side. A low-maintenance rear garden featuring artificial lawn, paved pathways, external lighting, and timber access leading to the garage.



## GARAGE

18'9" x 10'0"

Accessed via an up-and-over garage door or a pedestrian timber side door. Brick-built with a pitched roof, power, and lighting.

## Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978

291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

## Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

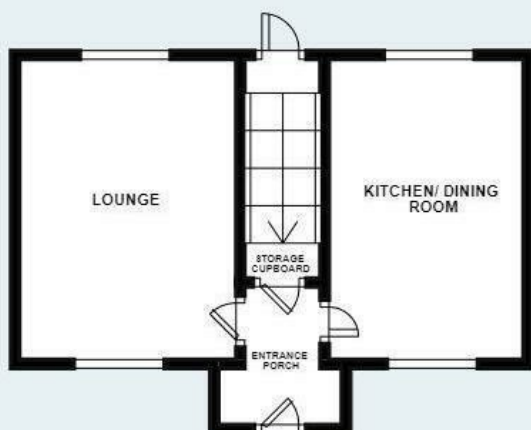
## To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

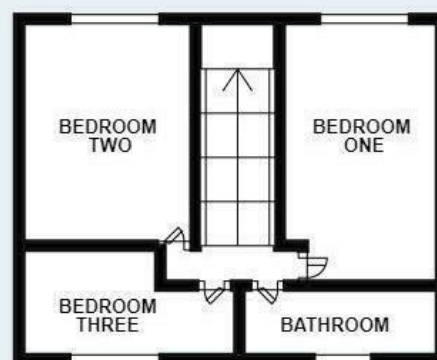
## Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## GROUND FLOOR



## FIRST FLOOR



For Illustration  
Purposes Only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 85                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         | 70                      |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |