

# Town & Country

Estate & Letting Agents

Regent Close, Wrexham

£229,950



A well-presented three-bedroom semi-detached home in a quiet cul-de-sac, featuring a spacious kitchen/dining room, modern bathroom, enclosed rear garden, detached garage and driveway parking. Conveniently located for Wrexham, local amenities and excellent transport links.

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## DESCRIPTION

Situated within a quiet cul-de-sac in this popular village, offering easy access to Wrexham city centre, local motorway networks, and a range of day-to-day amenities, this well-presented three-bedroom semi-detached property benefits from gas central heating and UPVC double glazing. The accommodation briefly comprises an entrance porch, reception hall, living room, and a spacious kitchen/dining room fitted with a range of contemporary wall, base and drawer units. To the first floor, the landing provides access to three bedrooms and a modern white three-piece bathroom suite. Externally, the property offers a lawned front garden with a driveway leading through double iron gates to a single detached garage. The enclosed rear garden is mainly laid to lawn with a paved patio area and timber fence panels.



## LOCATION

Gwersyllt is a sought-after village on the outskirts of Wrexham, offering a wide range of local amenities including supermarkets, schools, leisure facilities and a train station providing direct links to Wrexham and Bidston. The area is well served by regular bus routes and enjoys excellent access to the A483 for commuting to Chester, Shropshire, and beyond. With a mix of local facilities and strong transport links, Gwersyllt is a convenient and desirable place to live.



## PORCH

The property is entered through an opaque leaded double-glazed front door opening into an entrance porch with a radiator and glazed double doors leading into the reception hall.



## RECEPTION HALL

11' x 2'9

Featuring woodgrain laminate flooring, radiator, built-in storage cupboard, and stairs rising to the first-floor accommodation with a storage cupboard beneath. Light oak veneer partially glazed doors open into the living room and kitchen/dining room.



## LIVING ROOM

16'9 x 10'7

With a continuation of the woodgrain laminate flooring, this bright room has a front-facing window with radiator below.



## KITCHEN/DINING ROOM

16'7 x 10'0

Fitted with porcelain tiled flooring, a vertical column-style radiator, recessed ceiling downlights, rear-facing window, and both a patio door to the garden and an opaque UPVC door to the side elevation. The kitchen area comprises a range of attractive contemporary grey wall, base and drawer units with stainless steel handles and woodgrain-effect worksurfaces incorporating a breakfast bar. Housing a stainless-steel one-and-a-half bowl sink with mixer tap, the kitchen also benefits from integrated appliances including a stainless-steel double oven, electric hob, and extractor hood. Space and plumbing are provided for a washing machine and dishwasher.





## FIRST FLOOR LANDING

With opaque side window, loft access via a retractable folding wooden ladder, and light oak veneer doors opening to the bathroom and three bedrooms.



## BEDROOM ONE

11'6 x 10'1

Front-facing window with radiator below.



## BEDROOM TWO

10'5 x 8'8

With grey woodgrain-effect laminate flooring, rear-facing window, and radiator.



## BEDROOM THREE

7'6 x 7'0

With woodgrain-effect laminate flooring, rear-facing window, and radiator.



## BATHROOM

7'3 x 5'9

Includes a built-in over-stairs storage cupboard housing the gas combination boiler. Fitted with a panelled bath with central mixer tap and dual-head electric shower, dual-flush low-level WC, wash hand basin, chrome heated towel rail, fully tiled walls, and an opaque rear-facing window.



## EXTERNALLY

To the front of the property is a lawned garden bordered by a low brick wall and timber fence panels. A driveway runs

along the right-hand side of the property, leading through double gates to the rear garden and garage. There is also an external light. The rear garden offers a paved patio area, an external water supply, and a lawned garden enclosed by timber fence panels.

## GARAGE

A single detached garage with an up-and-over door, UPVC double-glazed side window, power, and lighting.

## Services (Wrexham)

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

Tenure: Freehold

Council Tax Band C £1,949.00

## Viewings (Wrexham)

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

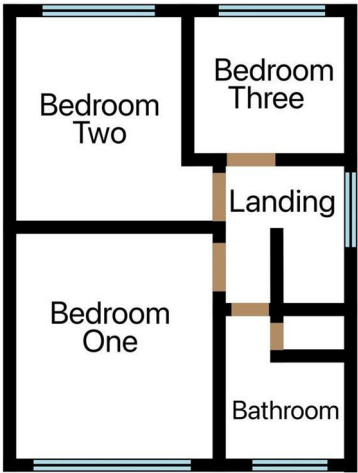
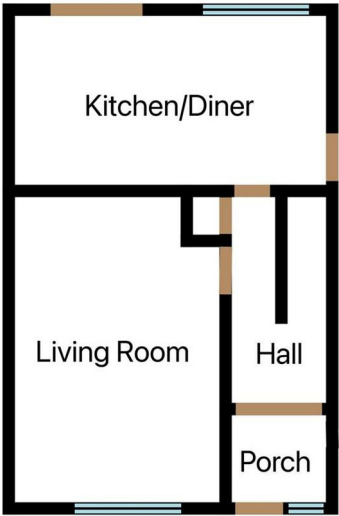
## To Make an Offer (Wrexham)

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

## 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.



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.

