

Town & Country

Estate & Letting Agents

Top Farm Road, Wrexham

£289,950



Situated in a quiet cul-de-sac on a modern development with easy access to Wrexham, motorway links and local amenities, this well-presented four-bedroom detached home features gas central heating and UPVC double glazing. The layout includes an entrance hall with cloakroom/WC, a living room, and a stylish open-plan kitchen/dining room with access to the utility. Upstairs are four bedrooms, including a principal bedroom with ensuite, and a modern four-piece family bathroom.

No Onward Chain

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DESCRIPTION

Situated within a quiet cul-de-sac in a modern development offering excellent access to Wrexham, motorway links, and a range of daily amenities, this beautifully presented four-bedroom detached home benefits from gas central heating and UPVC double glazing. The accommodation includes an inviting entrance hall with cloakroom/WC, a living room, a superb open-plan kitchen/dining room with contemporary units and access to the utility room. The first floor offers a four-piece family bathroom and four bedrooms, with the principal bedroom enjoying an ensuite. No Onward Chain



LOCATION

Rhosrobin is a popular residential area on the outskirts of Wrexham, offering a blend of modern housing and village-style community. It provides excellent access to the A483 for commuting to Chester, Shrewsbury, and the wider motorway network, while Wrexham town centre is only a short drive away. The area benefits from nearby shops, schools, and everyday amenities, along with good public transport links. Rhosrobin is well-regarded for its peaceful setting and convenient location, making it ideal for families and commuters.



ENTRANCE HALL

13'3 x 5'5

Entered via an opaque double-glazed front door, the hallway features wood-effect flooring, a column-style tower radiator, and stairs rising to the first floor with a window to the side elevation. Doors lead to the living room, kitchen/dining room, and cloakroom/WC.



CLOAKROOM WC

6'4 x 2'4

Fitted with a white low-level dual-flush WC and wash hand basin with tiled splashback. The room includes wood-effect ceramic tiled flooring, a radiator, and an opaque window to the side.



LIVING ROOM

15'5 x 10'3

A bright room with a front-facing window and radiator beneath. Features an attractive fireplace housing an electric fire.



KITCHEN/DINING ROOM

18'5 x 11

Continuing the wood-effect flooring, the kitchen is beautifully appointed with a contemporary range of wall, base, and drawer units with ample work surface space and a breakfast bar. Includes a stainless steel oven, induction hob with extractor above, integrated dishwasher, and fridge/freezer. A radiator and rear-facing window are present, and UPVC double-glazed French doors with integrated blinds open onto the paved rear patio. A further door leads to the utility room.



UTILITY ROOM

5'2 x 7 (max)

Fitted with units matching the kitchen, work surface, space and plumbing for a washing machine, and space for a dryer. Houses the wall-mounted Worcester gas boiler, includes an extractor fan, and has an opaque double-glazed door to the side elevation.



FIRST FLOOR

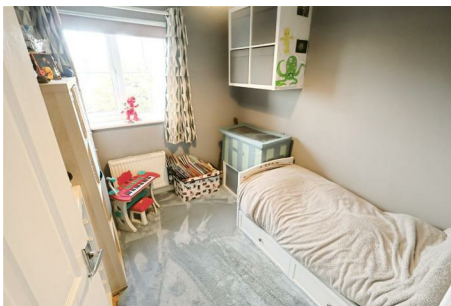
The landing has a window to the side elevation, loft access, a shelved over-stairs storage cupboard with radiator, and doors to all four bedrooms and the bathroom.



PRINCIPAL BEDROOM

12 x 10'3

Front-facing window with radiator beneath and a door leading to the ensuite shower room.



BEDROOM THREE

8 x 7'2

Rear-facing window, and radiator.



EXTERNALLY

To the front of the property is a small lawn and gravel garden featuring sleeper-style raised planters with gravel beds, plants, and shrubs. A driveway to the right-hand side leads to a single detached garage and gated access to the rear garden. A canopy sits above the front door with a courtesy light to the right.

The rear garden enjoys a favourable south-westerly orientation and includes a paved patio, decked seating area, outdoor lighting and water supply, timber shed, and timber fencing.



ENSUITE SHOWER ROOM

6 x 4'2 (max)

Fitted with a three-piece white suite comprising a dual-flush WC, pedestal wash hand basin, and tiled shower enclosure. Includes partially tiled walls, radiator, recessed ceiling spotlights, and extractor fan.



BEDROOM FOUR

6'4 x 6'4

Front-facing window with radiator beneath.



GARAGE

A single detached garage with an up-and-over door, power and lighting, and a side pedestrian access door.

Services

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

Freehold

Council Tax Band - E (£2680 Per Year)

Viewings

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

To Make an Offer

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

Mortgage Advice

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.



BEDROOM TWO

10'7 x 8

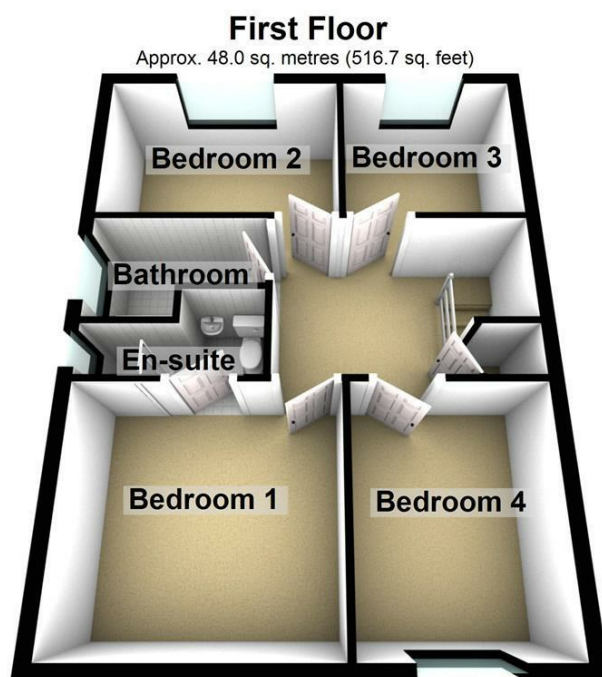
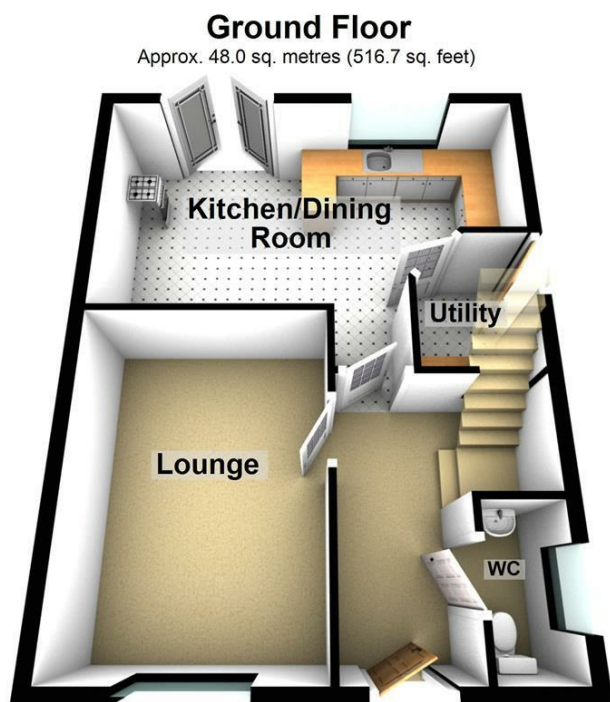
Rear-facing window with radiator beneath.



BATHROOM

7'6 x 7'6 (max)

A lovely four-piece white suite comprising panelled bath with mixer tap, dual-flush WC, pedestal wash hand basin, and corner tiled shower enclosure. Features partially tiled walls, radiator, opaque side window, recessed ceiling spotlights, and extractor fan.



Total area: approx. 96.0 sq. metres (1033.3 sq. feet)

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	77
	EU Directive 2002/91/EC	