

Town & Country

Estate & Letting Agents

Greenways, Wrexham

£170,000



This well-presented two-bedroom semi-detached home is set in a quiet cul-de-sac with convenient access to Wrexham, the Industrial Estate, major road links, and local amenities. It features UPVC double glazing, gas central heating, a spacious living room, and a modern kitchen/dining room with French doors to the rear garden. Upstairs offers a contemporary bathroom and two double bedrooms, with the main bedroom enjoying an ensuite and the second overlooking woodland. Outside, there is a lawned front garden, ample side parking, and a south-facing rear garden with lawn, chipped bark, and a patio.

The property is offered with no onward chain.

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DESCRIPTION

This beautifully presented two-bedroom semi-detached home is set within a quiet cul-de-sac, offering excellent access to Wrexham town centre, Wrexham Industrial Estate, motorway links, and a wide range of day-to-day amenities. The property benefits from UPVC double glazing, gas central heating, an entrance hall, spacious living room with understairs storage, and a modern kitchen/dining room with French doors opening onto the rear garden. Upstairs offers a contemporary bathroom and two double bedrooms, with the principal bedroom enjoying ensuite facilities. The second bedroom features two rear-facing windows with pleasant views towards the woodland. Externally, the property offers a lawned front garden, ample off-road parking to the side, and a timber gate leading to the south-facing rear garden with lawn, chipped bark area, and patio.

The property is offered for sale with no onward chain.



LOCATION

Greenways is situated in a popular residential development in Wrexham, offering convenient access to local amenities, schools, and transport links. The area is well-suited for families, first-time buyers, or professionals seeking a peaceful yet accessible location. With nearby green spaces, shopping facilities, and road links to

Wrexham town centre and the A483, it combines suburban comfort with everyday convenience.

ENTRANCE HALL

Accessed via an opaque UPVC double-glazed front door, the entrance hall features wood-grain effect laminate flooring, a radiator, and stairs rising to the first floor. A door leads through to the living room.



LIVING ROOM

15 x 10'6

A bright living area with a front-facing window and radiator beneath. The wood-grain effect laminate flooring continues through from the hall. There is an understairs storage cupboard with lighting, and a door through to the kitchen/dining room.



KITCHEN/DINING ROOM

14 x 8

Fitted with a modern range of gloss-fronted wall, base, and drawer units with work surfaces incorporating a stainless steel single bowl sink with mixer tap and tiled splashback.

Integrated appliances include a stainless steel oven, hob, extractor hood, and fridge/freezer. There is space and plumbing for a washing machine, plus a cupboard housing the Worcester gas combination boiler. Features include ceramic tiled flooring, a radiator, a rear-facing window, and patio doors opening onto the rear garden.



FIRST FLOOR LANDING

Provides loft access and leads to both double bedrooms and the family bathroom.



BEDROOM ONE

10'8 x 9 (max)

Includes an over-stairs storage cupboard, radiator, wood-grain effect laminate flooring, fitted wardrobes with sliding mirrored doors, shelving and hanging space. The front-facing window has a radiator beneath. A door leads to the ensuite.



ENSUITE

4 x 2'9

Fitted with a dual-flush low-level WC, vanity unit with corner wash hand basin and waterfall mixer tap, a heated chrome towel rail, and an opaque window to the front.



BEDROOM TWO

14 x 7'8

A generous second bedroom with laminate flooring, two rear-facing windows offering garden views, and a radiator.



BATHROOM

7'6 x 5'4

A contemporary white three-piece suite comprising a panelled bath with mixer

tap, thermostatic shower and screen, a vanity unit housing the dual-flush WC and wash basin with mixer tap and mirror. Fully tiled walls, chrome heated towel rail, opaque side window, inset ceiling spotlights, and extractor fan.



EXTERNALLY

To the front of the property is a lawn garden featuring two established trees, with a driveway running along the right-hand side of the house. A paved pathway leads to the main entrance door, which has a canopy above and an adjacent courtesy light. The rear garden enjoys a sunny, southerly aspect. It includes a paved patio, chipped bark area, a lawn with an established tree, timber shed, external water supply and lighting, and timber side access. The boundaries are formed by timber fence panels set within concrete posts.



Services

The agents have not tested any of the appliances listed in the particulars.
Freehold
Council Tax Band - C (£1949 Per Year)

Viewings

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

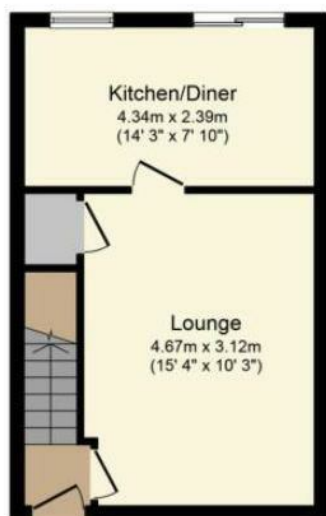
To Make an Offer

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

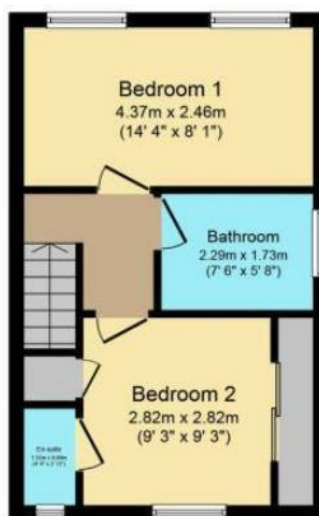
Mortgage Advice

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.



Ground Floor



First Floor

Total floor area 62.0 sq. m. (667 sq. ft.) approx.

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.

