

Town & Country

Estate & Letting Agents

Wrexham Road, Pentre Bychan, Wrexham

£185,000



Conveniently located with easy access to Wrexham, motorway links, and local amenities, this extended semi-detached property benefits from UPVC double glazing and oil-fired central heating. The accommodation comprises a vestibule, entrance hall, shower room, kitchen, dining room, and living room to the ground floor, with three bedrooms and a bathroom to the first floor. Externally, there is gravel off-road parking to the front and a large rear garden mainly laid to lawn with raised vegetable beds, patio area, and open rural views.

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DESCRIPTION

Conveniently located with easy access to Wrexham, local motorway networks, and a wide range of amenities and facilities, this extended semi-detached property benefits from UPVC double glazing and oil-fired central heating. The accommodation briefly comprises a vestibule, entrance hall, shower room, kitchen, dining room, and living room to the ground floor, with a first-floor landing providing access to a three-piece bathroom suite and three bedrooms. Externally, the property offers gravel off-road parking to the front with raised slate chip stone borders and timber side access leading to a large rear garden that is mainly laid to lawn with sleeper-raised vegetable beds, brick-block pathways, a paved patio area, and attractive open rural views to the rear.



LOCATION

Fron Talwrn is situated on Wrexham Road in a convenient and well-connected position, offering easy access to Wrexham town centre and the wider motorway network. The property is ideally placed for a range of local amenities, schools, and everyday facilities, while also benefiting from a pleasant rural outlook to the rear. Public transport links are readily available, and the surrounding area provides a balance of countryside living with excellent accessibility to neighbouring towns and employment centres.

VESTIBULE

The property is entered via an opaque UPVC double-glazed front door which opens into a vestibule with a radiator and an internal door leading into the entrance hall.

ENTRANCE HALL

The entrance hall features a ceramic tiled floor, radiator, and windows to the side and rear elevations. Stairs rise to the first-floor accommodation with spindle balustrades. A folding door opens into the shower room, and a glazed door provides access to the kitchen.



SHOWER ROOM

6'6 x 2'6

Fitted with a separate shower enclosure housing an electric shower, a low-level WC, and wash hand basin. The room benefits from tiled walls, a ceramic tiled floor, extractor fan, and modern fittings.



KITCHEN

11'4 x 11'1

The kitchen is fitted with a range of wall, base, and drawer units with ornamental handles and generous worktop space incorporating a one-and-a-half bowl resin sink with mixer tap and tiled splashbacks. There is space for a range cooker with extractor hood above, a ceramic tiled floor, window overlooking the rear elevation, and a floor-standing oil burner. An open-through opening leads into the dining room.



DINING ROOM

11'5 x 9'9

Featuring a fitted floor-to-ceiling cabinet, ornamental Adam-style fireplace, radiator, and a glazed door opening into the inner hallway.

INNER HALLWAY

With ceramic tiled flooring and a door leading into the living room.



LIVING ROOM

14'6 x 13 (measured into the bay)

A spacious reception room with light oak flooring, a slate-effect tiled fireplace, and two radiators. A window and bay window both face the front elevation, allowing for ample natural light.

FIRST FLOOR LANDING

The landing has a window to the side elevation, radiator, glass brick feature to the front elevation, loft access, and a folding door to the bathroom. Further doors provide access to all three bedrooms.



BEDROOM ONE

14'6 x 10

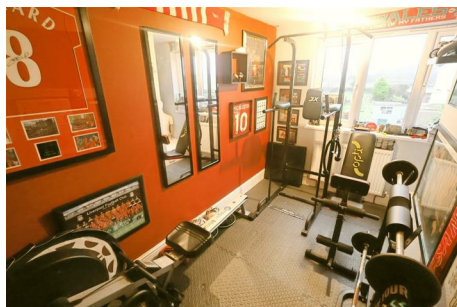
With a window to the front elevation and radiator beneath.



BEDROOM TWO

11'4 x 9'4

Having a radiator and window to the rear elevation, enjoying views over the rear garden and open fields beyond.



BEDROOM THREE

10'8 x 5'9

Also with a radiator and rear-facing window overlooking the garden and rural aspect beyond.



BATHROOM

7'2 x 4'2

Fitted with a three-piece white suite comprising a panelled bath with electric shower over, pedestal wash hand basin, and low-level WC. Finished with a ceramic tiled floor, tiled walls, radiator, glass shelving, and extractor fan set within the ceiling.



EXTERNALLY

To the front of the property there is gravel off-road parking, complemented by a scrubbed slate chip stone raised border and a stone wall forming the front boundary. A timber gate provides side access to the rear garden, and a courtesy light is positioned above the entrance door.

A generously sized rear garden enjoying a pleasant rural outlook. Predominantly laid to lawn with sleeper-raised vegetable planters, a paved patio area, timber shed, and oil storage unit. Additional features include an external water supply and outside lighting.



Services

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

Freehold

Council Tax Band - D (£2193 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

Approx. 59.8 sq. metres (644.1 sq. feet)



First Floor

Approx. 47.5 sq. metres (511.7 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	35	
(1-20) G		72
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC