Town & Country

Estate & Letting Agents

Camberley Crescent, Wrexham £270,000









A beautifully presented three-bedroom semi-detached home tucked away in a quiet Wrexham cul-de-sac. Offering a flexible layout with an additional ground-floor bedroom or sitting room, a spacious kitchen, two modern bathrooms, and a generous rear garden with multiple seating areas. Ample parking and excellent commuter links make this an ideal family home.

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DESCRIPTION

Situated within a quiet cul-de-sac in this desirable suburb of Wrexham, this three-bedroom semi-detached home benefits from gas central heating and UPVC double glazing. The property offers easy access to Wrexham city centre, motorway links, and a wealth of local amenities. The ground floor comprises an entrance hall, living room, sitting room (or bedroom), shower room, study/office, kitchen, and utility room. The first floor offers three bedrooms and a modern family bathroom. Externally, the property sits on a generous plot with ample off-road parking to the front and an attractive, enclosed rear garden featuring multiple seating areas and a decked pergola.



LOCATION

Located in a peaceful residential cul-de-sac in the sought-after suburb of Wrexham and offering a convenient blend of tranquillity and accessibility. The area provides easy access to Wrexham city centre, local schools, shops, and amenities, as well as excellent transport links to Chester and the A483 motorway. This is a well-regarded and family-friendly location, perfect for those seeking a quiet setting within reach of everything Wrexham has to offer.

ENTRANCE HALL

14'0 x 6'6

Entered via an opaque UPVC double-glazed front door, the entrance hall features ceramic tiled flooring, a radiator, and stairs rising to the first-floor accommodation with spindle balustrades. Doors open to the living room, shower room, utility room, and sitting room (Which is currently utilised as a ground-floor bedroom).



SITTING ROOM

11'6 x 10'6

Currently used as a ground-floor bedroom, this room has a window facing the rear elevation and a radiator.



LIVING ROOM

11'6 x 12'8

A comfortable living area featuring a wall-mounted electric fire and a window to the rear elevation with a radiator below.



SHOWER ROOM

Installed with a three-piece white suite comprising a shower enclosure with an electric shower and tiled walls, a low-level WC, and a wash hand basin. The room also features a ceramic tiled floor, a wall-mounted electric heater, and a small frosted window to the front elevation.



UTILITY ROOM

14'3 x 6'6

With ceramic tiled flooring, a radiator, and a range of fitted base units with work surfaces above, this utility includes a ceramic double-bowl sink unit with mixer tap, as well as space and plumbing for a washing machine and dryer below. A window faces the front elevation, and there is an open walkway leading to the rear hall with a radiator, an opaque UPVC double-glazed door to the exterior, and a further door opening to the kitchen.



KITCHEN

12'9 x 11'7

Fitted with a range of wood-grain effect wall, base, and drawer units complemented by display cabinets and stainless-steel handles. The ample work surface houses a stainless-steel single bowl, single drainer sink unit with mixer tap and tiled splashbacks. Integrated appliances include a stainless-steel gas hob with extractor hood above, a double oven, and a microwave. The flooring is ceramic tiled, there is a radiator, and a rear-facing window. UPVC double-glazed French doors open into the rear garden.

FIRST FLOOR LANDING

Featuring a continuation of the banister and spindle balustrade from the entrance hall, the landing provides access to the loft, a window to the front elevation, and doors opening to all three bedrooms and the bathroom.

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BEDROOM ONE

11'6 x 9'7

Fitted with a range of wardrobes with sliding doors, two of which have mirrored inserts. A window faces the rear elevation with a radiator below.



BEDROOM TWO

11'6 x 10'6

A good-sized double bedroom with a rear-facing window and radiator below.



BEDROOM THREE

9'5 x 6'6

A single bedroom with a front-facing window and radiator below.



BATHROOM

6'8 x 7'0

Installed with a modern three-piece suite comprising a freestanding bath with waterfall-style mixer tap and integrated shower extension, a vanity unit housing a dual-flush low-level WC, and a wash hand basin with waterfall-style mixer tap and mirrored medicine cabinet above. The floor is ceramic tiled, and the walls are partly tiled, with a radiator and an opaque window to the front elevation.



EXTERNALLY

Situated in a quiet cul-de-sac, the property is accessed through a farmhouse-style gate opening to ample off-road parking for up to six vehicles. There is a timber side access leading to the rear garden, an external light, and a canopy above the front door. The rear garden is of generous proportions and predominantly laid to lawn. It includes a paved patio area, a slate chip section to the side, and a further gravel seating area leading to a raised decked patio with pergola to the rear. The garden is enclosed by timber fencing and benefits from outdoor lighting and a water supply. Beyond the rear boundary, with separate access, is a single pre-fabricated garage with an up-and-over door.

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.
Tenure: Freehold
Council Tax Band E: £2680.00

Viewings (Wrexham)

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

To Make an Offer (Wrexham)

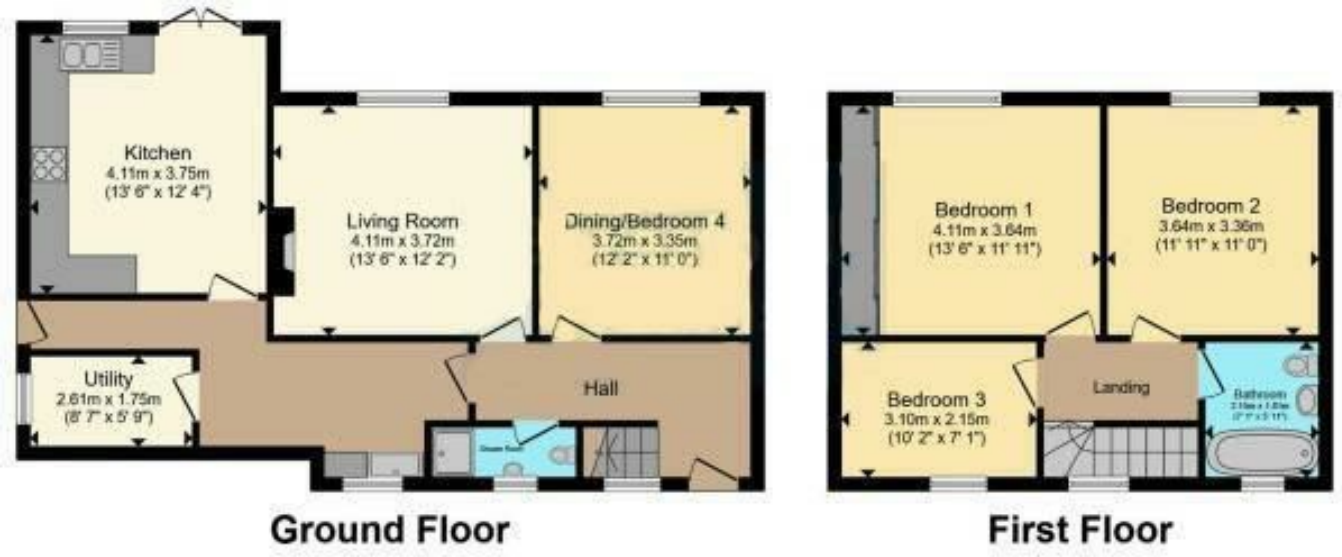
If you would like to make an offer, please contact a member of our team who will assist you further.

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.

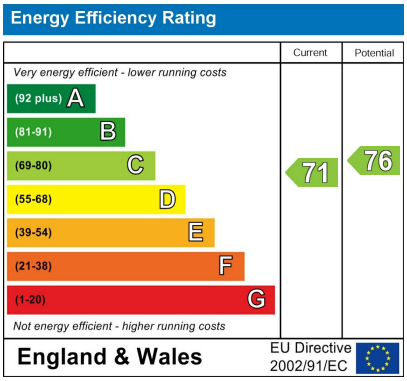
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Total floor area 113.8 m² (1,225 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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