Town & Country
Estate & Letting Agents

Fairmount Road, Wrexham

£324,995

A well-presented three-bedroom detached family home situated on a corner plot within a modern development in Wrexham. The property offers spacious living accommodation, including a living room, dining room, conservatory, modern kitchen, utility room and cloakroom. Upstairs are three double bedrooms, an ensuite to the principal bedroom, and a family bathroom. Externally there are gardens to the front, side and rear, off-road parking, and a single garage.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

Fairmount Road, Wrexham

Town&Country
Estate & Letting Agents

DESCRIPTION

Forming part of this modern development and occupying a corner plot, this light and spacious detached family home benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises an entrance hall, living room with open access to the dining room, a generous conservatory overlooking the rear garden, a contemporary kitchen fitted with gloss grey units and integrated appliances, a utility room and a cloakroom WC. The first floor landing provides access to the family bathroom and three bedrooms, the principal bedroom benefiting from an ensuite shower room. Externally the property offers lawned gardens to the front and side, off-road parking directly in front of the single garage and timber gated side access leading to a south-east facing rear garden with two patio areas, lawn and enclosed boundaries.

LOCATION

The property is located within a popular residential area of Wrexham, providing convenient access to local shops, schools and everyday amenities. The area offers excellent transport links, with easy access to Wrexham city centre, the A483 and routes towards Chester and the wider North Wales region. Nearby parks, supermarkets and leisure facilities make the location particularly appealing for families and professionals alike.

ENTRANCE HALL

The property is entered through a uPVC opaque leaded double-glazed door opening into the entrance hall. The hall features woodgrain-effect laminate flooring, a radiator, and stairs rising to the first-floor accommodation. A door opens through to the living room.

LIVING ROOM

13'4 x 10'4

Continuing the woodgrain-effect laminate flooring from the entrance hall, the living room has a window facing the front elevation with a radiator below. An arched throughway leads into the dining room. The room also features a fireplace with a marble hearth and ornate surround.

DINING ROOM

10'2 x 8'1

The dining room continues the laminate flooring and includes a radiator and patio doors opening into the conservatory, providing an open flow between the reception areas.

CONSERVATORY

13'1 x 10'3

Constructed on a low brick wall with uPVC double-glazed framing, the conservatory features integrated French doors opening out to the rear garden. The room benefits from timber laminate flooring with underfloor heating, creating a comfortable additional reception space.

KITCHEN

9'9 x 9'5

The kitchen is fitted with an array of contemporary gloss grey wall, base and drawer units complemented by work surfaces incorporating a resin one-and-a-half bowl sink unit with mixer tap. Integrated appliances include a stainless steel oven, microwave oven, dishwasher, induction hob with a sloping extractor hood above, and a fridge freezer. The kitchen also benefits from a window facing the rear elevation, recessed ceiling downlights, an understairs storage cupboard and a door leading to the utility room.

UTILITY ROOM

5'6 x 4'7

The utility room is fitted with wall and base units matching those in the kitchen with work surfaces incorporating a stainless steel single drainer sink unit with mixer tap. There is space and plumbing below for a washing machine and tumble dryer. The room also houses a wall-mounted Worcester gas combination boiler, loft access, recessed ceiling downlights and an extractor fan. Doors lead to the cloakroom WC and to the rear garden through an opaque uPVC double-glazed door.

CLOAKROOM WC

4'7 x 3

The cloakroom is fitted with a white two-piece suite comprising a low-level WC and corner wash hand basin with tiled splashback. The room also includes a radiator and an opaque window to the rear elevation.

FIRST FLOOR LANDING

The first-floor landing provides access to the loft, a built-in shelved cupboard and doors leading to the family bathroom and all three bedrooms, the principal of which benefits from ensuite facilities.

BEDROOM ONE

11'1 x 10'7

The principal bedroom is fitted with a range of mirrored wardrobes running along one wall and features woodgrain-effect laminate flooring. A window faces the front elevation with a radiator below, and a door leads to the ensuite shower room.

ENSUITE SHOWER ROOM

5'4 x 6'1 (max)

Arranged in a T-shaped layout, the ensuite is fitted with a contemporary three-piece suite comprising a separate shower enclosure with dual-head thermostatic shower, a low-level WC and a vanity unit housing an oversized wash hand basin with mixer tap. The walls are partially tiled and the room includes a grey heated towel rail, an opaque window to the front elevation and three recessed ceiling downlights, one incorporating an extractor fan.

-

BEDROOM TWO

14'8 x 8'9

Bedroom two is a generous double room with fitted mirrored wardrobes and a window facing the front elevation with a radiator below.

BEDROOM THREE

10'7 x 7'9

Bedroom three is also fitted with mirrored wardrobes and features a window overlooking the rear garden with a radiator beneath.

BATHROOM

7'6 x 5'5 (max)

The bathroom is fitted with a white three-piece suite comprising a panelled bath with electric shower and protective screen above, a low-level WC and a pedestal wash hand basin. The walls are partially tiled and the room also includes a radiator, an opaque window to the rear elevation and a ceiling-mounted extractor fan.

EXTERNALLY

The property occupies a corner position with predominantly lawned gardens to the front and side, complemented by shrubs and planted beds and borders. Timber gated access leads to the rear garden, and parking is available directly in front of the garage. A canopy sits above the front door, with an external courtesy light positioned to the right-hand side. The rear garden enjoys a south-easterly facing orientation and is predominantly lawned with planted borders. A paved patio area sits directly outside the rear door and conservatory, with a further circular patio area located in the rear left-hand corner. The garden also includes two timber sheds, an external water supply and outside lighting, and is enclosed by concrete posts with timber fence panels.

GARAGE

The property benefits from a single garage with power and lighting. Access is provided via an up-and-over garage door from the front or through a timber pedestrian door from the side elevation.

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)

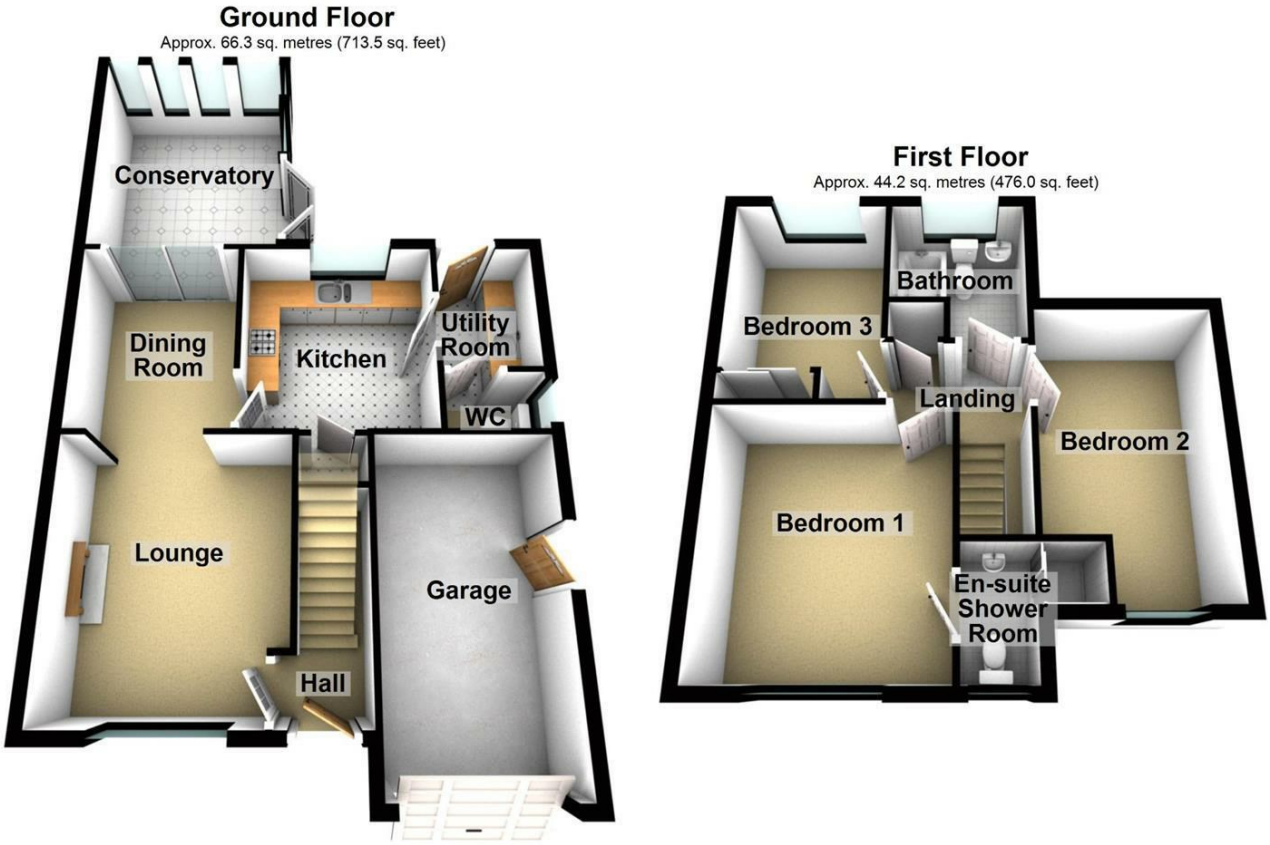
If you would like to make an offer, please contact a member of our team who will assist you further.

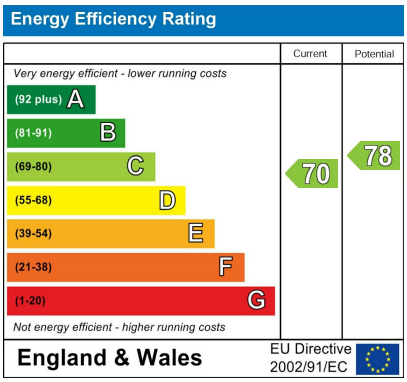
Mortgage Advice (Wrexham)

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.

Town&Country
Estate & Letting Agents

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com
TEL: 01978 291345





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 most 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.