

# Town & Country

Estate & Letting Agents

Bennions Road, Wrexham

£185,000



A well-presented three-bedroom home in an elevated position close to Wrexham city centre. The property offers a spacious living room with French doors to the garden, a modern fitted kitchen, ground-floor cloakroom, three bedrooms and a contemporary bathroom. Externally there are lawned front gardens and a low-maintenance rear garden with patio and artificial lawn.

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## DESCRIPTION

Situated within easy access of the centre of Wrexham, with a wide range of day-to-day amenities and facilities close at hand, this well-presented three-bedroom property occupies an elevated position and benefits from uPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance hall, living room with French doors opening to the rear garden, a modern fitted kitchen with gloss wall, base and drawer units, and a rear hall with cloakroom WC.

To the first floor, the landing provides access to three bedrooms and a modern three-piece bathroom suite.

Externally, steps rise to the front entrance through a gate with lawned gardens to either side. To the rear is a low-maintenance garden featuring artificial lawn, an Indian stone paved patio and a timber shed.



## ENTRANCE HALL

The property is entered through a composite double-glazed front door which opens into the entrance hall. Stairs rise to the first-floor accommodation and a door leads into the living room.



## LIVING ROOM

15'7" x 17'0" (max)

A spacious fan-shaped reception room featuring a bay window facing the front elevation. The room benefits from a radiator, a wall-mounted electric fire, and uPVC double-glazed French doors that open out onto the rear garden, allowing for plenty of natural light and convenient access to the outdoor space.



## KITCHEN

17'0" x 15'4" (max)

Another fan-shaped room fitted with a range of cream gloss wall, base and drawer units complemented by stainless steel handles and wood-grain effect work surfaces. The kitchen houses a ceramic one-and-a-half bowl sink unit with adjustable mixer tap.

Integrated appliances include a stainless steel oven, hob and extractor hood. A bay window faces the front elevation and features a fitted window seat with drawers below. A further window faces the rear elevation. Additional features include a black

tower column-style radiator, recessed ceiling downlights and a throughway leading to the rear hall.



## REAR HALL

The rear hall has an opaque uPVC double-glazed door opening to the rear garden and an internal door leading to the cloakroom WC.



## CLOAKROOM WC

3'8" x 2'5"

Fitted with a modern dual flush low-level WC and a wall-mounted wash hand basin with mixer tap and tiled splashback.

## LANDING

The landing has a window facing the rear elevation, a radiator, and access to the loft via a retractable ladder. Doors lead to all three bedrooms and the bathroom.



## BEDROOM ONE

12'1" x 8'10"

A well-proportioned bedroom with a radiator, built-in cupboard, window to the front elevation and a built-in double wardrobe with sliding mirrored doors.



## BEDROOM TWO

11'8" x 7'5"

Featuring a built-in cupboard over the stairs, radiator, window to the front elevation and a built-in double wardrobe with sliding mirrored doors.



## BEDROOM THREE

7'2" x 8'0" (max)

With a window to the rear elevation and a radiator.



## BATHROOM

7'3" x 5'5"

Fitted with a modern three-piece white suite comprising a panel bath with dual-head thermostatic shower and protective screen above, a dual flush low-level WC and pedestal wash hand basin. The room features a ceramic tiled floor, fully tiled walls, chrome heated towel rail, opaque window to the rear elevation, recessed ceiling downlights and an extractor fan.



## EXTERNALLY

The rear garden is designed for low maintenance and features an artificial lawn, an Indian stone paved patio area, a timber shed and a concrete pathway. There is also gated rear pedestrian access, an outside light and an external water supply.



## Services (Wrexham)

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

## Viewings (Wrexham)

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

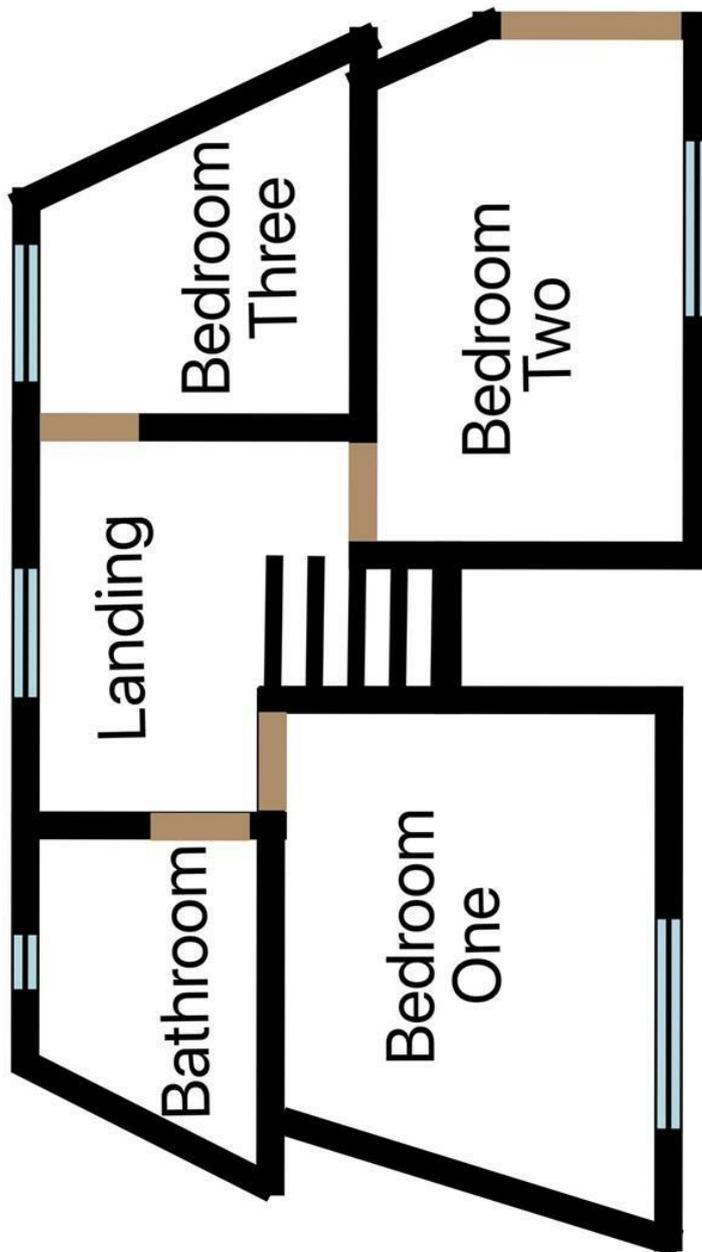
## To Make an Offer (Wrexham)

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.**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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