

Town & Country

Estate & Letting Agents

Ryder Close, Wrexham

£259,950



Situated in a popular modern development with easy access to Wrexham and local amenities, this well-presented three-bedroom home features UPVC double glazing and gas central heating. It comprises an entrance hall with cloakroom WC, spacious living room, fitted kitchen/dining room with integrated appliances, and conservatory. Upstairs are three bedrooms, including a principal with ensuite, and a modern family bathroom.

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DESCRIPTION

Situated within a popular modern development offering convenient access to Wrexham, local road networks, and a range of everyday amenities, this well-presented three-bedroom home benefits from UPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance hall with cloakroom WC, spacious living room, a fitted kitchen/dining room with integrated appliances, and a conservatory. To the first floor are three bedrooms, including a principal bedroom with ensuite, and a modern family bathroom.



LOCATION

Ryder Close, Wrexham is situated in a quiet neighbourhood in the Borrass/Rhosnesni area of Wrexham County Borough. The development offers easy access to local schools, amenities, and bus stops, while nearby Wrexham Central and Wrexham General stations provide convenient rail connections. The area is residential and low-crime, making it a desirable location for families and professionals alike.

ENTRANCE HALL

The property is entered via a wood-grain effect composite double-glazed opaque front door. The entrance hall features wood-grain effect laminate flooring, stairs rising to the first-floor accommodation, a radiator, and doors opening to the cloakroom WC and living room.



CLOAKROOM WC

5'2 x 2'7

Fitted with wood-grain effect laminate flooring, an opaque window to the front elevation, a chrome heated towel rail, low-level WC, and a corner wash hand basin with mixer tap and tiled splashback.



LIVING ROOM

14'9 x 11'6

With continuation of the wood-grain effect laminate flooring, the living room benefits from a window to the front elevation, a radiator, and a partially wood-panelled feature wall with provision for a wall-mounted television. A door opens into the kitchen/dining room.



KITCHEN/DINING ROOM

15'1 x 9'3

The kitchen/dining room continues the wood-grain effect laminate flooring and features a radiator, under-stairs storage cupboard, a window to the rear elevation, and a patio door opening into the conservatory. The kitchen is fitted with an attractive range of light wood-grain effect shaker-style wall, base, and drawer units, complemented by stainless steel handles. Integrated appliances include a stainless-steel oven, hob, extractor hood, dishwasher, washing machine, and housing for the Worcester gas combination boiler.



CONSERVATORY

10'2 x 9'5

Constructed with a low brick wall and UPVC double-glazed frames, the conservatory features a ceramic tiled floor and French doors opening out to the rear garden.

FIRST FLOOR LANDING

The landing provides access to the loft space, a built-in over-stairs linen cupboard, and doors opening to the family bathroom and all three bedrooms, the principal bedroom benefiting from ensuite facilities.



BEDROOM ONE

11'4 x 9

Featuring wood-grain effect laminate flooring, a window to the front elevation with radiator beneath, two sets of double wardrobes, and a luggage cupboard canopy. A door opens into the ensuite.



ENSUITE

9 x 2'8

Fitted with a modern suite comprising a separate shower enclosure with rainfall thermostatic shower, extractor fan, dual-flush low-level WC, and wash hand basin with mixer tap and tiled splashback. Finished with ceramic tiled flooring, partially tiled walls, a chrome heated towel rail, and recessed ceiling downlights.



BATHROOM

5'8 x 5'8

Installed with a modern white three-piece suite comprising a panelled bath with Victorian-style mixer tap and handheld shower attachment, a low-level WC, and a pedestal wash hand basin. The floor is ceramic tiled with partially tiled walls, a chrome heated towel rail, recessed ceiling downlights, and an opaque window to the rear elevation.



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.



BEDROOM TWO

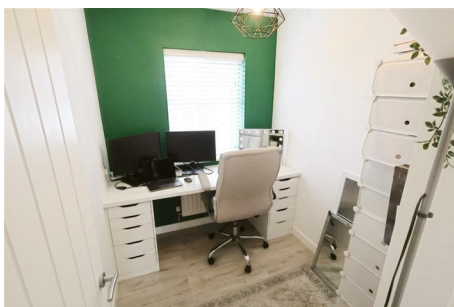
9'7 x 7'2 (measured to wardrobe)

With wood-grain effect laminate flooring, a window to the rear elevation with radiator below, and a full range of fitted wardrobes featuring wood-grain effect sliding doors, including a mirrored panel.



EXTERNALLY

The property offers a lawned front garden with paved pathway, an additional parking space, and a driveway to the left-hand side leading to a timber-gated rear garden. The rear garden enjoys a sunny south-westerly aspect and is predominantly laid to lawn with a paved patio area, sleeper-style raised planters, and a timber shed. The garden is enclosed by a combination of timber fencing and hedging and includes an external water supply.



BEDROOM THREE

7'5 x 5'8

Again finished with wood-grain effect laminate flooring, this bedroom includes a fitted desk with drawers to both sides, a radiator, and a window to the front elevation.



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.

