

# Town & Country

Estate & Letting Agents

Chatsworth Gardens, Pandy, Wrexham

£340,000



Forming part of a modern development, this detached four-bedroom property offers easy access to both Wrexham and Chester, along with local motorway networks and a range of everyday amenities. Available with no onward chain and benefiting from uPVC double glazing and gas central heating, the accommodation briefly comprises an entrance hall, a living room with feature fireplace leading through to a dining room, and a well-appointed kitchen/breakfast room with access to the conservatory. To the first floor, there are four bedrooms, including a principal bedroom with a feature arched window and en-suite facilities, as well as a contemporary family shower room. Externally, the property offers ample off-road parking to the front, positioned in front of a single garage and alongside a golden gravel and shrub garden. Timber gated side access leads to a beautifully presented rear garden, again featuring golden gravel, a paved patio area, and sleeper-raised beds with a variety of shrubs and trees.

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## DESCRIPTION

This detached four-bedroom property is situated within a modern residential development, offering access to Wrexham, Chester, and nearby transport links and amenities. The ground floor comprises an entrance hall, a living room with feature fireplace, a separate dining room, a kitchen/breakfast room with fitted units and integrated appliances, and a conservatory with access to the rear garden. To the first floor, there are four bedrooms, including a principal bedroom with en-suite shower room, along with a separate family shower room. Externally, the property provides off-road parking for multiple vehicles, a single garage, and a rear garden with patio and planted areas. The property benefits from uPVC double glazing and gas central heating and is available with no onward chain.



## LOCATION

Chatsworth Gardens is a residential area located in Pandy, on the outskirts of Wrexham. The location provides access to local amenities, including shops and schools, as well as road links to Wrexham town centre and surrounding areas such as Chester. The area is primarily made up of modern housing and offers convenient connections to nearby transport routes.

## ENTRANCE HALL

The property is entered via a composite front door with an opaque circular double-glazed panel, opening into the entrance hall. There is an inset doormat, a radiator, stairs rising to the first-floor accommodation, and a door leading to the living room.



## LIVING ROOM

14'8" x 11'0"

Featuring a bay window to the front elevation, a radiator, and an understairs storage cupboard. An

arched opening leads through to the dining room. The room also features a cast iron dual-fuel burner set on a tiled hearth with a pine Adam-style surround.



## LOG BURNER



## DINING ROOM

9'3" x 8'4"

With a window overlooking the rear garden, a radiator, and a door leading to the kitchen/breakfast room.



## KITCHEN/BREAKFAST ROOM

13'8" x 9'2"

Fitted with a ceramic tiled floor, a radiator, a window to the rear elevation, and patio doors opening to the conservatory. The kitchen comprises a range of light oak-style wall, base, and drawer units, complemented by stainless steel handles and granite work surfaces. There is a stainless steel one-and-a-half bowl sink unit with mixer tap, space for a range cooker with stainless steel extractor hood above, space and plumbing for a washing machine, and an integrated slimline dishwasher.



## CONSERVATORY

9'8" x 8'8"

Constructed with a low brick wall and uPVC double-glazed frame, with a ceramic tiled floor and integrated French doors opening to the rear garden.

## FIRST FLOOR LANDING

With banisters and spindle balustrades, access to the loft, and doors leading to the shower room and all four bedrooms, the principal of which benefits from en-suite facilities.



## BEDROOM ONE

11'9" x 10'0"

The principal bedroom features a built-in double wardrobe, a feature arched window to the front elevation with a radiator below, and a door leading to the en-suite shower room.



## EN-SUITE SHOWER ROOM

7'1" x 3'10"

Fitted with a modern three-piece white suite comprising an oversized tiled shower enclosure with dual-head thermostatic shower, a low-level WC, and a pedestal wash basin. Additional features include a ceramic tiled floor, partially panelled walls, a radiator, an opaque

window to the side elevation, recessed ceiling downlights, and an extractor fan.



## BEDROOM TWO

12'2" x 8'2"

With a built-in over-stairs storage cupboard, a window to the front elevation, and a radiator.



## BEDROOM THREE

9'8" x 7'4"

With a window to the rear elevation and a radiator below.



## BEDROOM FOUR

9'5" x 8'2" max

An L-shaped room with a window to the rear elevation and a radiator below.



## FAMILY SHOWER ROOM

Fitted with a three-piece suite comprising a shower enclosure with glazed sliding doors, a low-level WC, and a wash hand basin. The room features tiled flooring, partially tiled walls, and an opaque window to the side elevation allowing for natural light while maintaining privacy.



## EXTERNALLY

To the front of the property is off-road parking for several vehicles, alongside a golden gravel and shrub garden. Timber side access leads to the rear garden, and there is an external light by the front door. An attractive and well-landscaped rear garden featuring a paved patio area, a golden gravel section, and sleeper-raised beds planted with a variety of shrubs and trees. The garden is enclosed by concrete posts and timber fence panels and benefits from external lighting and a water supply.



## ADDENDUM

The property is leasehold, with a 999-year lease from new. We are informed by the vendor that the ground rent is approximately £60 per annum, although it has not been requested to date.

There is also a single garage with an up-and-over door, power, lighting, and a side access door.

## 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.**

## Services (Wrexham)

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

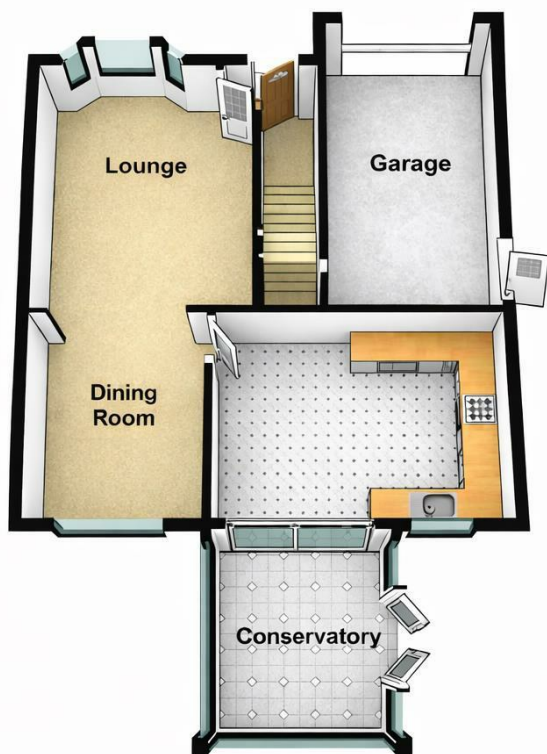
## To Make an Offer (Wrexham)

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

## Viewings (Wrexham)

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

Ground Floor



Ground Floor

First Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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