

# Town & Country

Estate & Letting Agents

Richmond Road, Wrexham

Asking Price £299,995



Situated in a desirable area of Wrexham, this extended three-bedroom detached home offers spacious accommodation with easy access to the town centre and local amenities. It features a porch, hall, dining room opening into an extended living room, and a fitted kitchen with breakfast room. Upstairs are three bedrooms (two with built-in wardrobes) and a family bathroom. Externally, there is off-road parking, a single garage, well-maintained front gardens, and a low-maintenance rear garden with a sunny southerly aspect.

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## DESCRIPTION

Situated in a highly desirable suburb of Wrexham, this extended three-bedroom detached property offers light and spacious accommodation with easy access to the town centre, motorway networks, and a wide range of local amenities. The property benefits from uPVC double glazing and gas central heating and comprises an entrance porch, reception hall, dining room opening into an extended living room, and a fitted kitchen with adjoining breakfast room. To the first floor are three bedrooms (two with built-in wardrobes) and a family bathroom. Externally, the property offers off-road parking, a single garage, well-stocked front gardens, and a low-maintenance rear garden with a sunny southerly aspect.



## LOCATION

Situated in the sought-after area of Wrexham, this property offers a perfect blend of suburban peace and everyday convenience. The location provides easy access to Wrexham city centre, local shops, schools, and essential amenities. Excellent road links to the A483 and M53 make commuting to Chester, North Wales, or the wider North West both quick and straightforward. The surrounding area also benefits from green spaces, parks, and local walking routes, ideal for families and outdoor enthusiasts.

## ENTRANCE PORCH

An opaque uPVC double-glazed door opens into a porch with quarry-tiled flooring and full-length windows to the front and side elevations. A glazed internal door leads into the entrance hall.

## ENTRANCE HALL

13 x 6'1

Stairs rise to the first floor with banister and spindle balustrades, with a useful understairs storage cupboard. There is a radiator and doors leading to the dining room and kitchen.



## DINING ROOM

13'6 x 11'8

Featuring a marble fireplace with a coal-effect living flame gas fire, a window to the front elevation, and a radiator. An archway leads through to the living room.



## LIVING ROOM

29'4 x 9'6

A spacious reception room with two radiators and double-glazed French doors opening onto the rear garden.



## KITCHEN

9'6 x 7'6

Fitted with a range of white woodgrain-effect wall, base, and drawer units, including a display cabinet and ample worktop space. Features include a resin one-and-a-half bowl sink with mixer tap and tiled splashbacks, integrated double oven, hob, and extractor hood, plus space and plumbing for a washing machine. Ceramic tiled flooring, radiator, and a window to the rear elevation. A door leads to the breakfast room.



## BREAKFAST ROOM

8'7 x 10'6

With continuation of the ceramic tiled

flooring, panelled ceiling, an opaque composite double-glazed side entrance door, and double-glazed doors opening to the rear garden.

## FIRST FLOOR LANDING

With a window to the side elevation and continuation of the staircase balustrade. Includes a built-in cupboard housing the Worcester gas combination boiler, loft access, and doors leading to the bathroom and three bedrooms.



## BEDROOM ONE

11'6 x 10'9

With built-in wardrobe, window to the front elevation, and radiator.



## BEDROOM TWO

11'6 x 8'6

Also with built-in wardrobe, radiator, and window to the rear elevation.



## BEDROOM THREE

8'3 x 7

With window to the front elevation and radiator.



## BATHROOM

7'2 x 5'5

Fitted with a three-piece white suite comprising a panelled bath, low-level WC, and vanity unit with wash basin and mixer tap. Partially tiled walls, radiator, and an obscure window to the rear.



## EXTERNALLY

Accessed via double iron gates leading to off-road parking and a single garage. The front garden is laid to lawn and well stocked with a variety of plants and

shrubs. A gated side access leads to the rear garden. The rear enjoying a sunny aspect, and designed for low maintenance, with a paved patio area, gravel and shrub borders, mature plants and trees, as well as outside lighting and a water supply.

## Services

The agents have not tested any of the appliances listed in the particulars. Freehold  
Council Tax Band - F (£3168 Per Year)

## Viewings

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

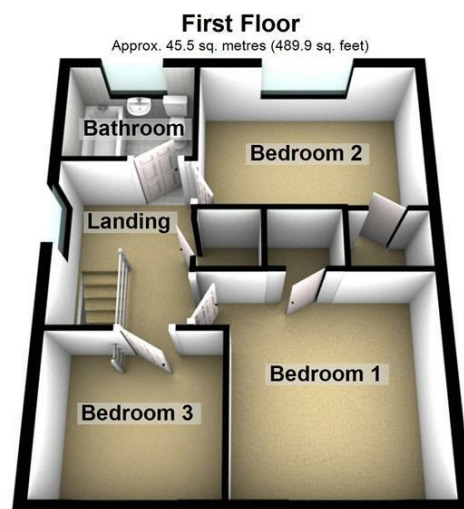
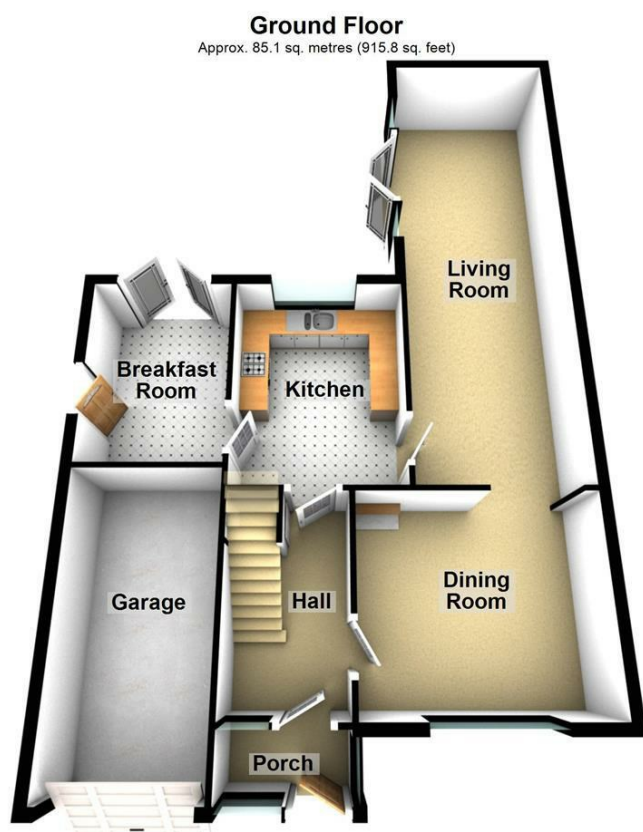
## To Make an Offer

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.**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	71
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.