

# Town & Country

Estate & Letting Agents

Avondale Crescent, Pandy, Wrexham

£295,000



Forming part of a modern development, this beautifully presented detached family home offers convenient access to both Wrexham and Chester, as well as excellent motorway links and a range of local amenities. The property benefits from gas central heating and double glazing, and briefly comprises an entrance hall with cloakroom WC, a spacious kitchen/dining room fitted with contemporary units and integrated appliances, opening through to a well-proportioned living room with bay window and feature fireplace. Additional ground floor accommodation includes a conservatory and integral garage.

To the first floor are three bedrooms, including a principal bedroom with modern en-suite, along with a family bathroom fitted with a three-piece suite. Externally, the property offers off-road parking to the front alongside a landscaped garden, with side access leading to an enclosed rear garden featuring patio areas and lawn.

Viewing is highly recommended.

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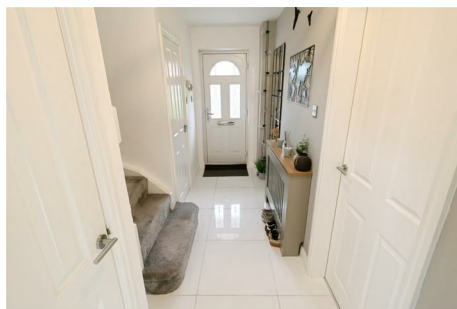
## DESCRIPTION

A beautifully presented three-bedroom detached home on a modern development, featuring a stylish kitchen/dining room, conservatory, en-suite to the principal bedroom, garage, off-road parking, and enclosed rear garden—ideally located for access to Wrexham, Chester, and local amenities.



## LOCATION

Pandy is a popular residential area situated on the outskirts of Wrexham, offering a blend of semi-rural surroundings and convenient access to local amenities. The area benefits from excellent transport links, providing easy connectivity to Chester and the wider North West motorway network. Nearby are a range of shops, schools, and leisure facilities, making it an ideal location for families and commuters alike.



## ENTRANCE HALL

13'1 x 3'8

The property is entered via an opaque, leaded double-glazed composite front door, opening onto porcelain tiled flooring. Stairs rise to the first-floor accommodation with spindle balustrades and a useful cupboard below. Doors lead to the cloakroom WC, living room, and kitchen/dining room.



## CLOAKROOM WC

5'2 x 3'5

Fitted with porcelain tiled flooring, a radiator, and an opaque window to the front elevation. Comprises a dual flush low-level WC and a corner vanity unit with wash hand basin, mixer tap, and tiled splashback.



## KITCHEN/DINING ROOM

27'2 x 7'9

Featuring a continuation of the porcelain tiled flooring from the entrance hall, this spacious kitchen/dining room includes a radiator, two windows to the rear elevation, and recessed ceiling downlights. There is an open-throughway to the living room, uPVC double-glazed doors opening into the conservatory, and internal access to the garage.

The kitchen is fitted with a stylish range of gloss white wall, base, and drawer units complemented by grey granite work surfaces, incorporating a stainless steel one-and-a-half bowl sink unit with adjustable mixer tap and matching granite upstands. Integrated appliances include a stainless steel double oven, microwave, electric induction hob with extractor above, dishwasher, and fridge/freezer.



## LIVING ROOM

17'3 x 9'10

A bright reception room with a bay window to the front elevation and radiator beneath. Features a pebble-effect living flame gas fire set on a granite hearth with a light oak-style surround.



## CONSERVATORY

11'2 x 10'2

Constructed with a low brick wall and uPVC double-glazed frame, this space benefits from attractive woodgrain-effect laminate flooring and French doors opening onto the rear patio.

## FIRST FLOOR LANDING

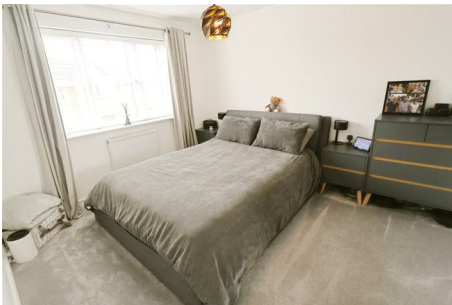
With a window to the side elevation, built-in storage cupboard, and doors leading to all bedrooms and the family bathroom.



## FAMILY BATHROOM

8'0 x 5'4

Fitted with a three-piece white suite comprising a panel bath with mixer tap and handheld shower, low-level WC, and pedestal wash hand basin. Features partially tiled walls, radiator, extractor fan, recessed ceiling downlights, and opaque window to the front elevation.



## PRINCIPAL BEDROOM

11'4 x 10'1

With a window to the front elevation and radiator below. Includes loft access via a folding wooden ladder and a door leading to the en-suite shower room.



## EN-SUITE SHOWER ROOM

8'5 x 2'10

A contemporary suite comprising a shower enclosure with thermostatic rainfall-style shower and screen, dual flush WC, and vanity unit with wash basin and black mixer tap. Finished with partially tiled walls, black heated towel rail, extractor fan, recessed downlights, and opaque window to the side elevation.



## BEDROOM TWO

10'1 x 8'8

With a window to the rear elevation and radiator below.



## BEDROOM THREE

8'3 x 8'0 (max)

With a window to the rear elevation and radiator below.



## EXTERNALLY

To the front of the property is a long garden featuring slate chippings planted with a variety of shrubs. A timber-gated side access leads to the rear garden. There is twin off-road parking directly in front of the property, providing access to the single garage. Above the front door is a canopy, along with an electric vehicle charging point and external lighting. Accessed via timber side gate, the rear garden features a brick block patio area, lawned garden, and a further paved patio to the rear. There are slate chip borders, along with external lighting, power supply, and water tap.



## GARAGE

16'2 x 7'9

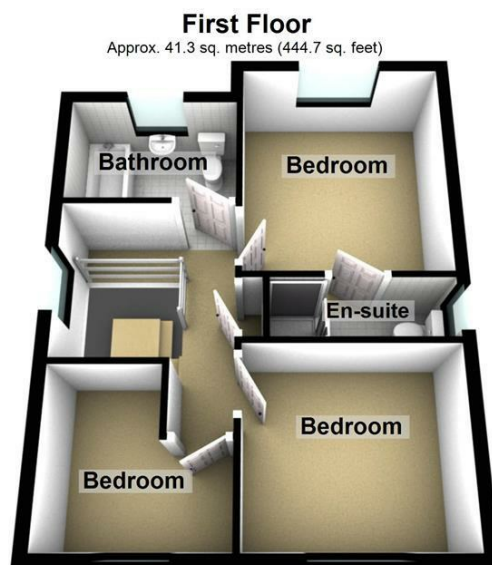
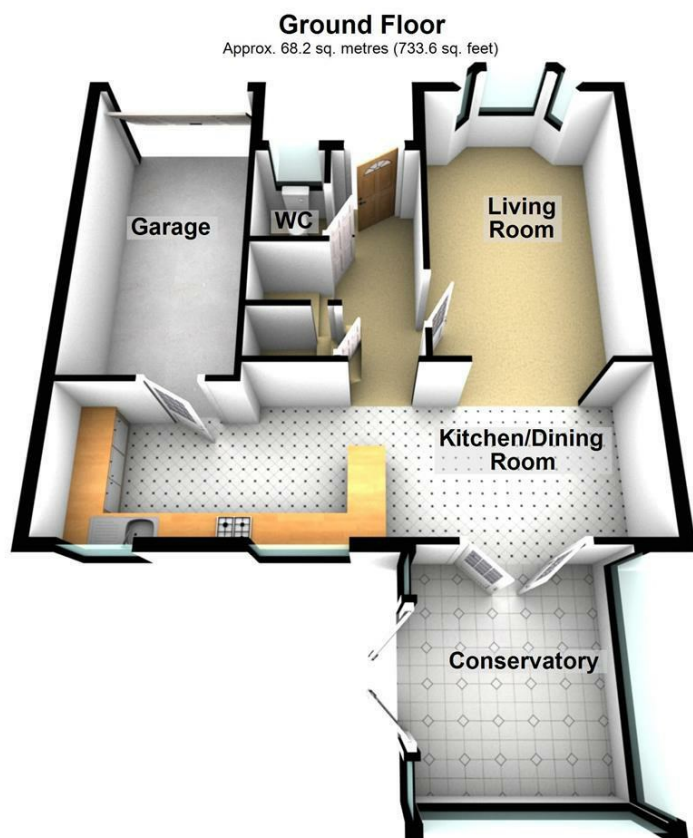
Accessed via an up-and-over door, the garage is equipped with power, lighting, and a consumer unit. It also houses a wall-mounted gas combination boiler. To the rear is a fitted base unit with work surface, stainless steel sink, mixer tap, tiled splashback, and space with plumbing for a washing machine.

## Services (Wrexham)

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

Tenure: Freehold

Council Tax Band E £2680.00



Total area: approx. 109.5 sq. metres (1178.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(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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