

# Town & Country

Estate & Letting Agents

Halstonwood Close, Wrexham

£185,000



Situated within a quiet cul-de-sac, this well-presented two-bedroom semi-detached property offers convenient access to Wrexham city centre, local motorway networks, and a range of everyday amenities and facilities. Benefitting from gas central heating and double glazing throughout, the accommodation briefly comprises an entrance hall, a modern kitchen fitted with gloss white shaker-style units, a spacious living room with patio doors opening onto the rear garden, two double bedrooms, and a contemporary three-piece bathroom suite. Externally, the property enjoys a lawned front garden with a paved pathway and off-road parking extending along the left-hand side of the property, leading to gated access to the rear garden. The rear garden benefits from a sunny aspect and features a patio seating area, lawn and shrub borders, together with a brick-built outbuilding.

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## LOCATION

The property is situated on the popular residential development of Halstonwood Close, conveniently located approximately 2 miles from Wrexham city centre. The area offers excellent access to a range of local amenities, schools, supermarkets, and leisure facilities, together with good transport links via the A483 for commuting to Chester, Oswestry, and the wider motorway network. Regular public transport services are also available nearby.



## DESCRIPTION

Located within a peaceful cul-de-sac, this attractive two-bedroom semi-detached home provides convenient access to Wrexham city centre, major road networks, and a range of local amenities. The property benefits from gas central heating and double glazing throughout and briefly comprises an entrance hall, a modern fitted kitchen, a spacious living room with patio doors opening onto the rear garden, two double bedrooms, and a stylish bathroom suite. Outside, the property offers a lawned front garden, off-road parking, and gated side access leading to a sunny rear garden featuring a patio seating area, lawn and shrub borders, together with a brick-built outbuilding.



## ENTRANCE HALL

12'2 x 5'6

The property is entered via a timber opaque glazed front door opening into the entrance hall, featuring woodgrain laminate flooring, stairs rising to the first-floor accommodation with spindle balustrades, and a useful storage cupboard beneath. Internal doors lead to the kitchen and living room.



## LIVING ROOM

14'4 x 13'2

Featuring a continuation of the woodgrain laminate flooring from the entrance hall, the living room benefits from two radiators, windows to the side and rear elevations, and double glazed patio doors opening onto the rear garden.



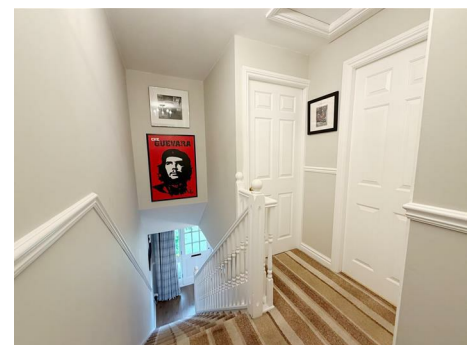
## KITCHEN

12'3 x 7'1

The kitchen is fitted with a range of gloss white shaker-style wall, base, and drawer units complemented by stainless steel handles and work surface space incorporating a resin one-and-a-half bowl sink unit with mixer tap. Integrated appliances include a stainless steel oven, hob, and extractor hood above. There is space and plumbing for a washing machine, a wall-mounted gas boiler, and a radiator. Windows face the front and side elevations, while ceramic tiled flooring and partially tiled walls complete the room. A stable-style door opens to the side elevation.



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## FIRST FLOOR LANDING

The first-floor landing provides access to the

loft space, an airing cupboard, the bathroom, and both double bedrooms.



## BEDROOM ONE

13'2 x 9'6

A double bedroom with a window overlooking the rear garden and a radiator beneath.



## BEDROOM TWO

11 x 10'5

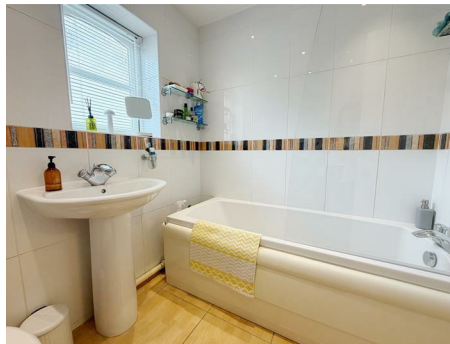
A further double bedroom with a window to the front elevation, radiator beneath, fitted floor-to-ceiling wardrobes with sliding mirrored doors, and a built-in deep over-stairs storage cupboard.



## BATHROOM

7'4 x 6'2

The bathroom is fitted with a modern white three-piece suite comprising a panelled bath with mixer tap, electric shower and protective glass screen above, a dual flush low-level WC, and a pedestal wash hand basin. The room features ceramic tiled flooring, fully tiled walls, a chrome heated towel rail, recessed ceiling downlights, extractor fan, and an opaque window to the side elevation.



## EXTERNALLY

To the front of the property is a lawned garden with a paved pathway and off-road parking to the front and along the left-hand side. There is outside lighting, an external water supply, and a timber gate providing access to the rear garden. The rear garden enjoys a sunny

orientation and comprises a brick block paved patio area with a slightly raised lawn and shrub garden. There is access to a brick-built outbuilding measuring approximately 12' x 7', all enclosed by timber fence panels.



## Services

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

Freehold

Council Tax Band - C (£1949 Per Year)

## Viewings

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

## To Make an Offer

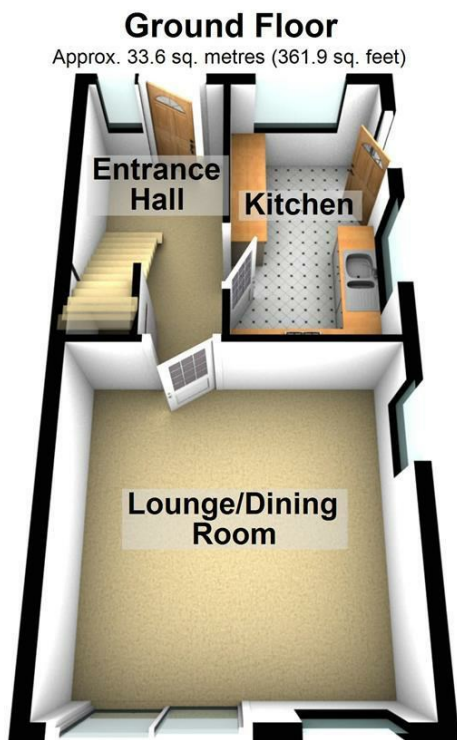
If you would like to make an offer, please contact a member of our team who will assist you further.

## 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		62	
(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	

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.