

# Town & Country

Estate & Letting Agents

New Road, Wrexham

£169,950



This well-presented three-bedroom family home offering spacious and modern accommodation throughout. The property features a bright open-plan living and dining area with patio doors leading to the rear garden, alongside a large contemporary kitchen fitted with integrated appliances, ample storage, and a second set of patio doors providing further garden access. To the first floor are three well-proportioned bedrooms and a stylish modern bathroom fitted with a bath, overhead dual-head shower, vanity sink unit, and heated towel radiator. Externally, the property benefits from a generous rear garden with patio areas and lawn, along with a brick-built garage to the rear. Conveniently situated close to local amenities, schools, and transport links, this property would make an ideal family home.

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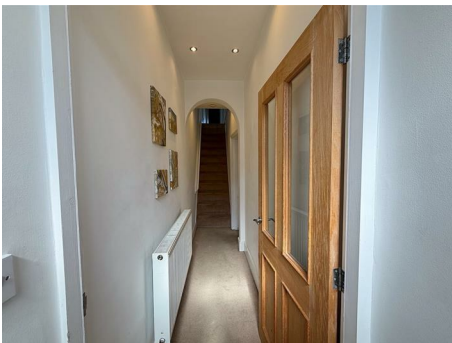


## DESCRIPTION

A beautifully presented three-bedroom home offering spacious open-plan living accommodation, a large modern fitted kitchen with integrated appliances, a stylish contemporary bathroom, and a well-maintained rear garden with patio, lawn, and brick-built garage. The property further benefits from modern décor throughout, double patio doors to the garden, and generously sized bedrooms.

## LOCATION

Situated on New Road in Wrexham, the property enjoys a convenient residential location close to a range of local amenities, schools, supermarkets, and transport links. Wrexham city centre is easily accessible, offering a variety of shops, restaurants, and leisure facilities, while nearby road networks provide excellent commuter access to surrounding areas.



## PORCH

Entered via a UPVC double-glazed front door, the porch is fitted with laminate flooring and provides access to the main hallway through a glazed wooden internal door.



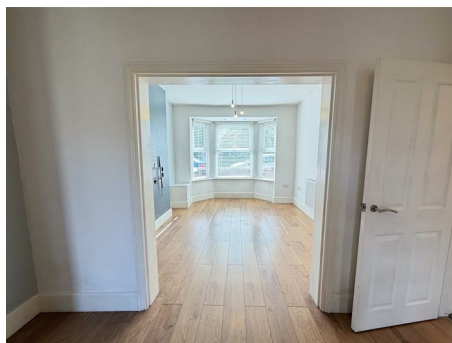
## HALLWAY

Fitted with beige carpet, the hallway features overhead spotlights, an attractive archway feature, and a radiator positioned to the left-hand side. Stairs rise to the first-floor accommodation, and internal doors provide access to the main living space.



## DINING ROOM

A spacious reception area fitted with light oak laminate flooring, featuring a radiator to the left-hand side, double patio doors opening onto the rear garden, and a chimney breast with an alcove suitable for a log burner. The room has a wide arch way for open access into the living room.



## LIVING ROOM

Open-plan to the living room, the dining area benefits from a bay window, matching oak flooring, and a radiator positioned to the right-hand side.



## KITCHEN

A large modern kitchen fitted with dark grey matte wall and base units, complemented by dark oak-style worktops, white ceramic tiled flooring, and white bistro-style wall tiles. Features include a stainless steel double sink with a modern mixer tap, integrated dishwasher, integrated washing machine, integrated oven, and an American-style fridge freezer. The kitchen offers ample cupboard and drawer storage, overhead units with under-cupboard spotlights, matte black switches, and black-rimmed ceiling spotlights throughout. A Worcester combi boiler is housed within the kitchen, alongside a long matte black radiator and a useful under-stairs storage cupboard/pantry. A large UPVC double-glazed window and double patio doors provide excellent natural light and direct access to the rear garden.



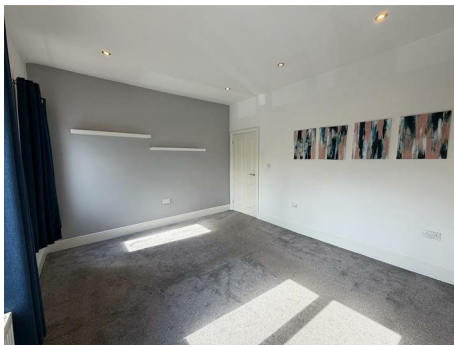
## UPSTAIRS LANDING

This spacious landing is fitted with cream carpet and with spotlights continuing throughout the first-floor landing area. A small radiator is positioned adjacent to the principal bedroom door.



## PRINCIPAL BEDROOM

Positioned to the front of the property, the principal bedroom benefits from two large UPVC double-glazed windows, fitted spotlights, a large radiator beneath the left-hand window, and ample space for wardrobes.



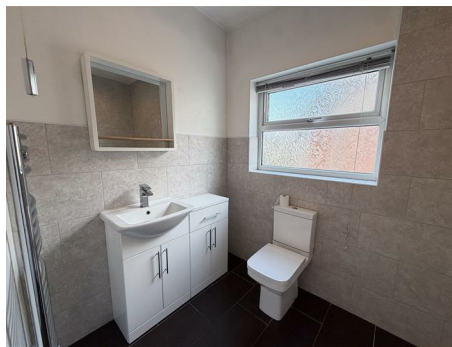
## BEDROOM TWO

A well-proportioned bedroom featuring a large UPVC double-glazed window with radiator beneath and a chimney breast feature.



## BEDROOM THREE

A further well-proportioned bedroom featuring a UPVC double-glazed window and small radiator to the rear.



## BATHROOM

A stylish modern bathroom fitted with tiled walls and dark wood-style floor tiles. Comprising a contemporary WC, vanity sink unit with double cupboard storage, heated towel radiator, bath, and overhead shower with dual shower heads. A large UPVC double-glazed window provides natural light and ventilation.



## GARAGE

A single garage accessed through a timber door from the side, having power and light, and rear pedestrian access.

## REAR GARDEN

The rear garden is of a generous size and features a paved patio seating area, side pathway, central lawn,

outdoor tap, and a brick-built garage positioned at the rear of the plot. The garden can be accessed directly from both the living room and kitchen via two separate sets of UPVC patio doors, creating an excellent indoor-outdoor flow ideal for entertaining and family living.

## 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.

## 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.

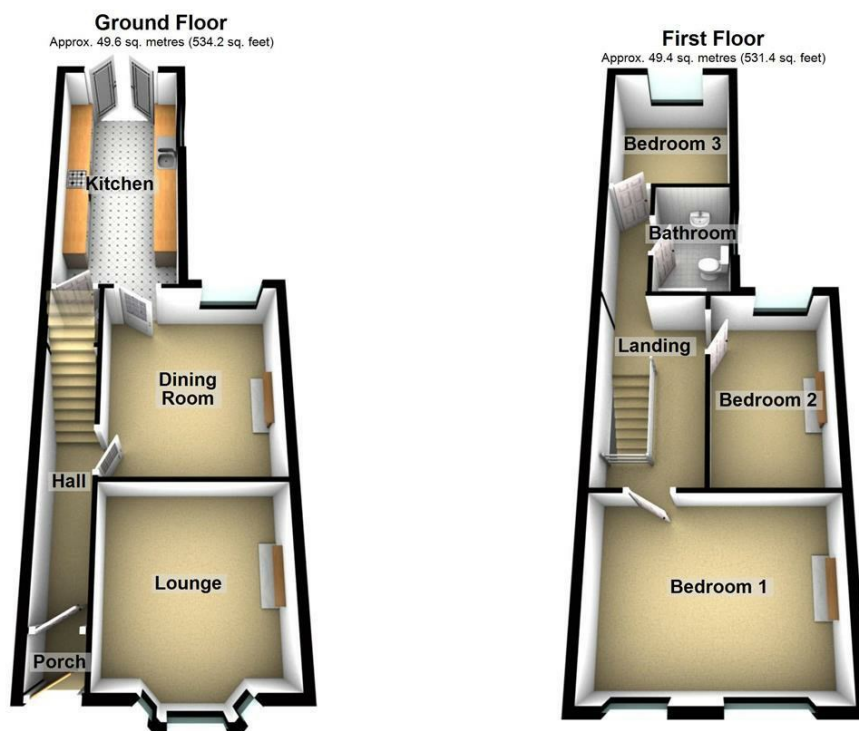
Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

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. Council tax band D



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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 64                      | 80        |
| England & Wales                             | EU Directive 2002/91/EC |           |