

Town & Country

Estate & Letting Agents

St James Court, Rhosddu Road, Wrexham

£235,000



Situated within a quiet cul-de-sac, just a short walk from Wrexham city centre, Total Fitness Gym, local amenities and excellent motorway links, this well-presented three-bedroom semi-detached property benefits from uPVC double glazing and gas central heating throughout. The accommodation briefly comprises an entrance hall with a staircase rising to the first-floor landing featuring contemporary glass balustrades, a spacious living room with a media wall, and a stylish kitchen/dining room fitted with an attractive range of contemporary shaker-style units. An open walkway leads through to the orangery, providing additional living space and direct access to the rear garden. To the first floor are three bedrooms and a beautifully appointed modern four-piece bathroom suite. Externally, the property offers ample patterned concrete off-road parking to the front, double iron gates providing access to the side and rear gardens, an electric vehicle charging point, and a low-maintenance rear garden enjoying a sunny south-westerly aspect with artificial lawn and decking.

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DESCRIPTION

A beautifully presented three-bedroom semi-detached home occupying a quiet cul-de-sac position within walking distance of Wrexham city centre. Offering stylish and modern accommodation throughout, the property features a contemporary kitchen/dining room with quartz worktops, orangery extension, attractive living room with media wall, modern four-piece bathroom, ample off-road parking with EV charging point, and a low-maintenance south-westerly facing rear garden complete with covered hot tub area.



LOCATION

The property is conveniently situated within a popular residential area on the outskirts of Wrexham city centre. A wide range of amenities are within easy reach, including supermarkets, schools, leisure facilities, restaurants and retail outlets. Total Fitness Gym is nearby, while excellent road connections provide convenient access to the A483, linking Wrexham with Chester, Oswestry and the wider North West motorway network. Wrexham city centre and railway stations are also easily accessible, making this an ideal location for commuters and families alike.



ENTRANCE HALL

13'10 x 5'4

Entered via an opaque uPVC double-glazed front door opening onto woodgrain-effect ceramic tiled flooring. Radiator. Staircase rising to the first floor with contemporary glass balustrades and a useful under-stairs storage cupboard.

LIVING ROOM

15'8 x 9'3

Featuring a bay window to the front elevation with integrated blinds, a contemporary vertical radiator, and an attractive media wall incorporating an electric fire and inset shelving.



KITCHEN/DINING ROOM

16'8 x 9'9

Fitted with a modern range of woodgrain-effect shaker-style wall, base and drawer units with stainless steel handles and quartz work surfaces. The kitchen incorporates a one-and-a-half bowl resin sink unit with adjustable mixer tap and matching quartz upstands. Integrated appliances include a stainless steel oven, microwave, induction hob with extractor hood above, fridge/freezer, washing machine and dishwasher. Additional features include woodgrain-effect ceramic tiled flooring, recessed ceiling spotlights, integrated ceiling speakers, a window overlooking the rear garden, and a breakfast bar. An open walkway leads through to the orangery.

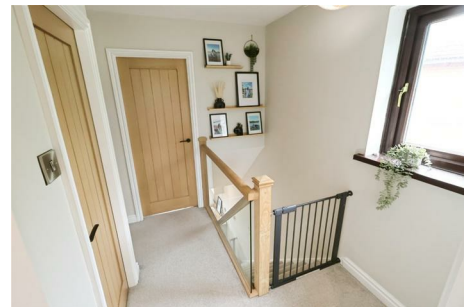


ORANGERY

A bright and versatile space with continuation of the ceramic tiled flooring, double-glazed windows with integrated blinds, recessed ceiling spotlights, and French doors opening onto the rear garden.

DOWNSTAIRS WC

A convenient ground-floor WC fitted with a low-level toilet and wash hand basin. The suite is connected via a macerator system, providing practical facilities on the ground floor. Finished with neutral décor and offering added convenience for everyday family living and guests.



FIRST FLOOR LANDING

With continuation of the glass balustrade from the entrance hall, a window to the side elevation, loft access hatch, and internal doors leading to all bedrooms and the bathroom.



BEDROOM ONE

12'6 x 8'10

Window to the front elevation and radiator beneath.



BEDROOM TWO

11'1" x 10'2" (max)

Window to the rear elevation and radiator beneath.



BEDROOM THREE

9'5" x 6'8" (max)

L-shaped room with built-in over-stairs storage cupboard, window to the front elevation and radiator beneath.



EXTERNALLY

Directly to the front of the property is patterned concrete off-road parking. There is a canopy above the front entrance door, exterior lighting and an electric vehicle charging point. Double iron gates provide access to the side garden and rear garden. The rear garden enjoys a sunny south-westerly aspect and has been designed for ease of maintenance, featuring a large timber decked patio, artificial lawn and gravel borders. There is an external water supply and lighting.

A covered hot tub area measuring approximately 15'0" x 9'6" houses a large hot tub with external power supply. A concealed doorway leads to a side play area with rubber matting and a covered seating area, creating an excellent space for family enjoyment and outdoor entertaining.



Services (Wrexham)

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

Tenure: Freehold

Council Tax Band D £2,193.00

Viewings (Wrexham)

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

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.

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.



BATHROOM

8'1" x 6'1"

Beautifully appointed contemporary four-piece suite comprising a freestanding bath with black mixer tap and handheld shower attachment, wall-mounted television, oversized shower enclosure with dual-head thermostatic shower and glass screen, wall-mounted wash hand basin with vanity unit beneath, and a dual-flush low-level WC. The floor is finished with ceramic tiling whilst the walls are fully tiled. Additional features include an opaque rear-facing window, recessed ceiling spotlights and an integrated extractor fan.





AWAITING FLOORPLAN

COMING SOON

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		
England & Wales		EU Directive 2002/91/EC 