

Town & Country

Estate & Letting Agents

Sandway Road, Wrexham

£365,000



Situated within the highly desirable Garden Village area, this spacious three-bedroom detached home enjoys far-reaching rooftop views, generous south-facing gardens, ample off-road parking, and well-presented accommodation throughout. Benefiting from UPVC double glazing, gas central heating, spacious living areas, integrated kitchen appliances, garage access, and excellent outdoor space, the property offers ideal family living in a sought-after residential location.

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DESCRIPTION

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LOCATION

Garden Village is a highly regarded residential suburb located on the outskirts of Wrexham, offering an excellent blend of convenience and community living. The area is popular with families and professionals alike due to its well-regarded schools, nearby amenities, and excellent transport connections. Wrexham city centre is within easy reach, providing a wide range of shopping, leisure, and dining facilities, while the nearby road networks offer convenient access to Chester, Oswestry, and the North Wales coastline. The area also benefits from nearby green spaces and pleasant walks, making it an ideal setting for family life.



ENTRANCE HALL

11'0" x 8'5"

A timber-panelled front door opens into the welcoming entrance hall featuring wood block parquet flooring and stairs rising to the first-floor accommodation with spindle balustrades. There is a radiator, a window facing the front elevation, an understairs storage cupboard, and doors leading to the kitchen and living/dining room.



LIVING ROOM/DINING ROOM

22'5" x 11'0"

A spacious double-aspect reception room featuring a window to the front elevation, two radiators, and patio doors opening onto the rear garden. The room also benefits from a coal-effect gas fire with a marble hearth and Adam-style surround.



KITCHEN

13'0" x 10'6"

The kitchen is fitted with a range of light wood grain-effect wall, base, and drawer units complemented by display cabinets, stainless steel handles, and granite work surfaces incorporating a stainless steel one-and-a-half bowl sink unit with mixer tap.

Integrated appliances include a dishwasher, fridge, and freezer, while there is space and plumbing for a washing machine. Additional features include a Rangemaster cooker with stainless steel extractor hood and matching granite splashback, ceramic tiled flooring, and a window overlooking the rear garden. A door leads through to the rear hall.

REAR HALL

Having ceramic tiled flooring, the rear hall provides access to the cloakroom WC, garage, and rear garden via an opaque UPVC double glazed door.



CLOAKROOM WC

5'7" x 4'3"

Fitted with a dual flush low-level WC and pedestal wash hand basin with tiled splashback. The room also features ceramic tiled flooring, a radiator, and an opaque window to the side elevation.

FIRST FLOOR LANDING

Providing access to the loft space and doors leading to the bathroom and all three bedrooms.



BEDROOM ONE

10'7" x 10'5"

A double bedroom featuring built-in folding double-door wardrobes, a radiator, and a rear-facing window enjoying elevated views across the rooftops of Wrexham and towards the hills beyond.



BEDROOM TWO

10'5" x 10'5"

A further double bedroom benefiting from access to a large eaves storage space, radiator, and rear-facing window with similar far-reaching views.



BEDROOM THREE

8'3" x 10'8"

Having a window to the front elevation, radiator, and recessed ceiling downlights.



BATHROOM

8'5" x 7'5" max

The bathroom is fitted with a coloured four-piece suite comprising a panelled bath with mixer tap, separate shower enclosure with thermostatic shower, low-level WC, and pedestal wash hand basin. The walls are partially tiled and there is a chrome heated towel rail along with an opaque window to the front elevation.



GARAGE

16'6" x 8'6"

Accessed via an electric up-and-over door, the garage benefits from power and lighting, a wall-mounted Worcester gas combination boiler, and an internal door leading to the rear hallway.



REAR GARDEN

Enjoying a sunny south-facing orientation, the generous rear garden is predominantly laid to lawn with an elevated paved patio area and pathway. The garden is enclosed by conifer hedging and timber fence panels, while additional features include external lighting and an outside water supply.



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.

Services (Wrexham)

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

Tenure - Freehold
Council Tax Band - F



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		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	