

Town & Country

Estate & Letting Agents

Grosvenor Gardens, Wrexham

£250,000



Situated within easy walking distance of Wrexham city centre, offering an excellent range of shops, amenities, transport links and access to the train station and motorway network, this substantial property is currently utilised as an HMO but could easily be converted back into a spacious family home, subject to a purchaser's requirements. The property benefits from gas central heating and double glazing throughout. The accommodation comprises an entrance vestibule with built-in cloaks/storage cupboard leading into the reception hall, which provides access to two ground-floor bedrooms and the family bathroom. The first floor offers a further bedroom together with a generous communal living room featuring a balcony, along with a utility room leading through to the fitted kitchen. The second floor provides two further double bedrooms, Bedroom Four benefiting from a full en suite bathroom, while Bedroom Five enjoys its own en suite WC. Externally, the property benefits from a single garage situated within the communal garage block to the far left-hand side. To the front is a small lawned garden with a paved pathway leading to the covered entrance and side access to the enclosed, south-facing rear garden, which is mainly brick-blocked with planted borders and gated rear access.

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DESCRIPTION

Situated within walking distance of Wrexham city centre, local amenities, the train station and excellent road links, this spacious property is currently used as an HMO but could easily be converted back into a family home. Benefiting from gas central heating and double glazing throughout, the accommodation comprises an entrance vestibule, reception hall, five bedrooms, bathroom, communal living room with balcony, utility room and fitted kitchen, with an en suite to Bedroom Four and an en suite WC to Bedroom Five. Externally, the property offers a single garage within the communal garage block, a small front lawn with covered entrance, and an enclosed south-facing rear garden with brick-block paving, planted borders and rear gated access.



LOCATION

Grosvenor Gardens enjoys a convenient location within easy walking distance of Wrexham city centre, offering an excellent range of shopping, leisure and educational facilities. The property is well placed for Wrexham General and Wrexham Central railway stations, with excellent road links providing easy access to the A483, connecting to Chester, Oswestry and the wider motorway network.

ENTRANCE VESTIBULE

6'1 x 4'8

The property is entered via a double-glazed front door opening into the entrance vestibule. There is a radiator, a double-door cloaks/storage cupboard, and an open walkway leading through to the reception hall.



RECEPTION HALL

Stairs rise to the first-floor accommodation. There is a window to the side elevation with a radiator beneath and doors leading to Bedroom One, Bedroom Two and the bathroom.



BEDROOM ONE

16'9 x 11'1

A spacious double bedroom fitted with wardrobes along one wall, a radiator, and full-height windows with French doors opening onto the rear garden. A door provides access to the Jack and Jill bathroom.



BATHROOM

7 x 6'9

Accessed from either the reception hall or Bedroom One, the bathroom is fitted with a panelled bath with thermostatic shower and curved shower screen, a dual flush low-level WC and a pedestal wash hand basin. The walls are partially tiled, there is a chrome heated towel rail and an extractor fan set within the ceiling.

BEDROOM TWO

9'4 x 9'5

With fitted double wardrobes, a dressing table with shelving above, two windows to the front elevation and a radiator beneath.



EN SUITE TWO



FIRST FLOOR LANDING

With a window to the side elevation, radiator, stairs rising to the second floor and doors leading to Bedroom Three and the communal living room.



BEDROOM THREE

9'6 x 8'4

With a window to the front elevation, radiator, fitted double wardrobe, dressing table and shelving above.



COMMUNAL LIVING AREA

16'9 x 11'3

A spacious communal living area with two radiators and full-height windows with French doors opening onto the balcony. An internal door leads through to the utility room and kitchen.





KITCHEN

9'8 x 7'8

Fitted with matching units continuing from the utility room and granite work surfaces incorporating a stainless steel one-and-a-half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel microwave, double oven, hob and extractor hood. There is a radiator and a window to the front elevation.



UTILITY

6'8 x 6'9

Fitted with light maple-effect wall, base and drawer units with stainless steel handles and ample work surface space incorporating a stainless steel single drainer sink unit with mixer tap and tiled splashback. There is plumbing for a washing machine, space for a tumble dryer and an integrated fridge/freezer. The wall-mounted gas combination boiler is also housed here, with an open walkway leading into the kitchen.

SECOND FLOOR LANDING

With a window to the side elevation, fitted base storage units and doors leading to Bedrooms Four and Five.

BEDROOM FOUR

16'9 x 11'4

A generous double bedroom with a window overlooking the rear garden, two radiators, a range of fitted wardrobes with mirrored inserts and stainless steel handles, and a built-in cupboard housing the pressurised hot water cylinder. A door leads to the en suite.

EN SUITE WC

7'4 x 6'9

Fitted with a three-piece suite comprising a P-shaped bath with thermostatic shower and glazed screen, dual flush low-level WC and pedestal wash hand basin. The walls are partially tiled and there is a chrome heated towel rail and ceiling-mounted extractor fan.



BEDROOM FIVE

11'5 x 9'5 (max)

With a range of fitted wardrobes incorporating stainless steel handles, fitted drawers, dressing table with shelving above, radiator, window to the front elevation and door leading to the en suite.



EN-SUITE 5

EN SUITE WC

3'8 x 4'5

Fitted with a dual flush low-level WC and pedestal wash hand basin with tiled splashback. There is a radiator and ceiling-mounted extractor fan.

EXTERNALLY

To the left-hand side of the block are the communal garages. The garage belonging to the subject property is located at the far left-hand end and comprises a single garage with an up-and-over door. To the front of the property, a paved pathway leads to the main entrance. There is a small lawned garden, a canopy over the front door, and an external light to the right-hand side. A pathway to the right of the property provides access to the rear garden.

The enclosed rear garden enjoys a southerly aspect and is predominantly laid with brick block paving, creating an attractive seating area. There are planted shrub borders, an outside light, external water supply and a timber rear access gate.



GARAGE

Services

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

Council Tax - E (£2680 Per Year)

Viewings

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

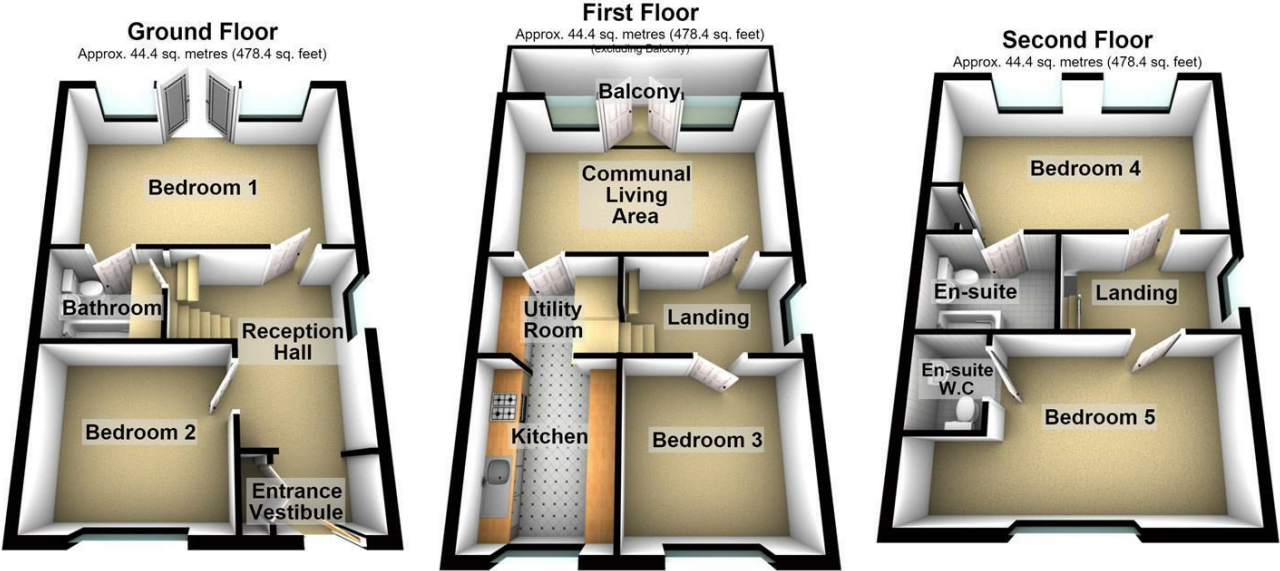
To Make an Offer

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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	