

Town & Country

Estate & Letting Agents

Peris Close, Wrexham

£220,000



A beautifully presented three-bedroom semi-detached home offering stylish, ready-to-move-into accommodation in the popular residential area of New Broughton. The property has been tastefully improved and features a spacious living room with an attractive gas log-burner-style fire, a modern kitchen/diner with sliding patio doors opening onto the rear garden, a convenient downstairs WC and a modern fitted family bathroom.

Upstairs are three well-presented bedrooms, while externally the property has a generously sized enclosed rear garden with patio and lawned areas, ideal for families, entertaining and outdoor enjoyment. An excellent opportunity for first-time buyers, couples or growing families seeking a modern and beautifully maintained home within easy reach of Wrexham.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345



DESCRIPTION

A beautifully presented three-bedroom semi-detached home offering stylish and well-maintained accommodation throughout. The property features a welcoming living room with a gas log-burner-style fire, a recently fitted kitchen/diner with sliding patio doors opening onto the garden, a convenient downstairs WC, three first-floor bedrooms and a recently fitted family bathroom.

Externally, the property benefits from a generously sized enclosed rear garden with patio and lawned areas, useful storage sheds and gated side access. An attractive home ideally suited to first-time buyers, couples or growing families.

LOCATION

Peris Close is situated within the popular residential area of New Broughton, approximately two kilometres south-west of Wrexham city centre, offering convenient access to the city's wide range of shopping, leisure and employment facilities. The village benefits from local amenities and is home to Ysgol Penrhyn Primary School, while public transport connections from the wider New Broughton area provide access towards Wrexham, including Wrexham General railway station. The location also offers convenient access to surrounding villages and the wider road network, making it well placed for commuters and families alike.



ENTRANCE HALL

2.81' x 6.79'

The welcoming entrance hall is accessed via a UPVC double-glazed front door and features attractive herringbone-style laminate flooring, which continues seamlessly into the living room. Stairs rise to the first-floor accommodation, with a radiator positioned to the left-hand side and an internal door leading into the living room.



LIVING ROOM

11.37' x 17.82'

A bright and welcoming living room featuring attractive herringbone-style laminate flooring, continuing seamlessly from the entrance hall. A large UPVC double-glazed window overlooks the front elevation, with a radiator positioned behind the sofa.

The room is further enhanced by decorative ceiling coving, two wall lights positioned either side of the fireplace and an electric log-burner-style fire, creating an attractive focal point. An internal door leads through to the kitchen/diner.



complemented by matt black tiling and incorporates an integrated microwave, integrated oven, integrated fridge-freezer, stainless-steel hob and stainless-steel extractor fan. Further features include a stylish black double sink with contemporary mixer tap, a useful pull-out pantry and housing for a washing machine.

The room benefits from fitted ceiling spotlights, a UPVC double-glazed window overlooking the rear elevation and UPVC double-glazed sliding patio doors opening directly onto the rear garden. A radiator is positioned at the end of the room, while an internal door provides access to the downstairs WC.



KITCHEN

14.70' x 6.74'

A beautifully presented and recently fitted kitchen/diner, featuring the same herringbone-style flooring and providing a stylish and practical space for everyday living.

The kitchen is fitted with a range of contemporary storage units

DINING AREA



DOWNSTAIRS W/C

6.13' x 4.04'

The useful downstairs WC continues the herringbone-style flooring and comprises a WC and freestanding wash hand basin, complemented by tiled splashback detailing. There is also a radiator and a UPVC double-glazed opaque window.



FIRST FLOOR LANDING

10.55' x 5.79'

The first-floor landing features carpeted flooring continuing from the staircase and throughout the upstairs accommodation.

A UPVC double-glazed window overlooks the side elevation, while doors provide access to all three bedrooms and the family bathroom. The landing also benefits from loft access and a useful storage cupboard.



MAIN BEDROOM

8.69' x 13.22'

A well-proportioned main bedroom finished with carpeted flooring and featuring a UPVC double-glazed window overlooking the front elevation, with a radiator positioned beneath.

The bedroom also benefits from a useful built-in storage cupboard, currently fitted with hanging rails and shelving and presently housing a tumble dryer.



BEDROOM THREE

8.22' x 5.77'

The third bedroom is also finished with carpeted flooring and benefits from a UPVC double-glazed window overlooking the front elevation, with a radiator positioned beneath.



BEDROOM TWO

8.73' x 10.05'

A well-presented second bedroom finished with carpeted flooring. A UPVC double-glazed window overlooks the rear elevation, with a radiator positioned beneath.



FAMILY BATHROOM

5.48' x 6.69'

The beautifully presented family bathroom features attractive beige and cream tiling, with the bath and shower area fully tiled and complementary partial tiling throughout the remainder of the room.

The suite comprises a freestanding wash hand basin, WC, bath and shower. Further features include stylish herringbone-effect flooring, ventilation adjacent to the shower, a heated towel rail/radiator and a UPVC double-glazed opaque window overlooking the rear elevation.



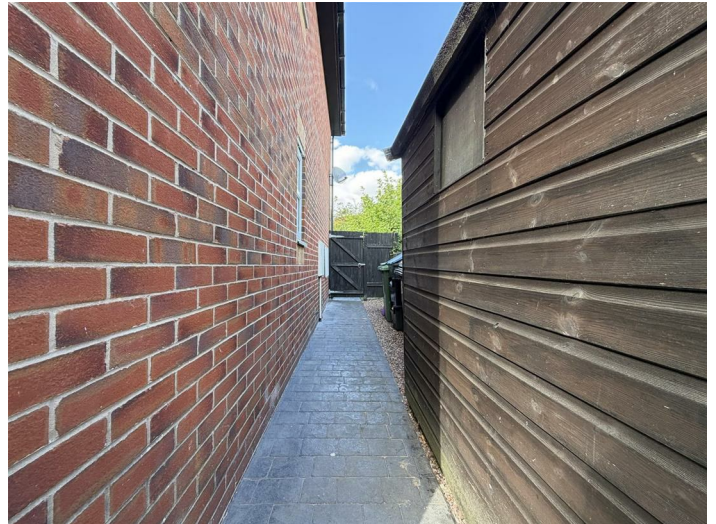
REAR GARDEN



EXTERNALLY

To the rear is a generously sized enclosed garden, featuring a paved patio area leading onto a lawn and providing an excellent space for outdoor seating, entertaining and family use. Boundary fencing offers a good degree of privacy.

The garden also includes a useful storage shed. Gated side access leads to the front elevation, with the side passage currently also utilised for bin storage.



SIDE ACCESS



PARKING

This property benefits from off-road parking for two vehicles, conveniently located to the front elevation.



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.

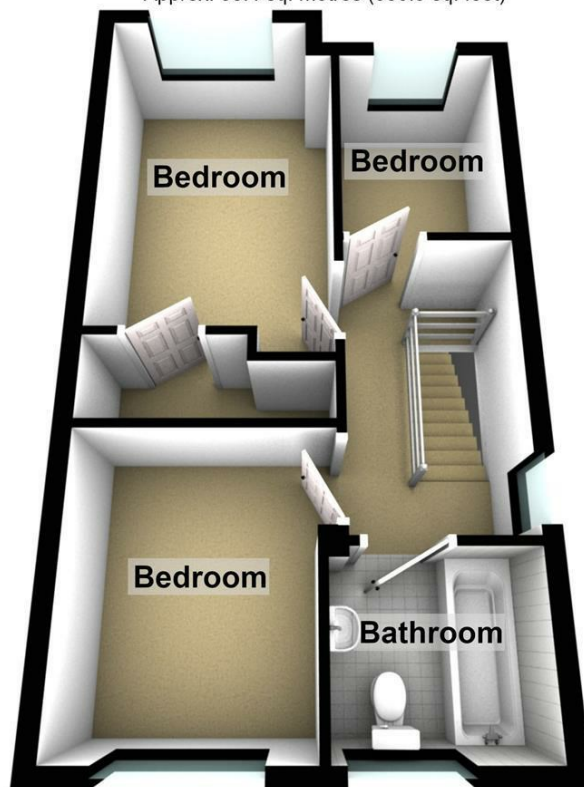
Ground Floor

Approx. 35.5 sq. metres (382.2 sq. feet)



First Floor

Approx. 35.4 sq. metres (380.9 sq. feet)



Total area: approx. 70.9 sq. metres (763.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	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	

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.