Town & Country
Estate & Letting Agents

# Cunliffe Walk, Wrexham

£220,000









A well-presented two-bedroom home offering attractive and practical accommodation throughout. The ground floor features a welcoming entrance porch, spacious living room and modern kitchen, with engineered oak flooring flowing seamlessly through much of the accommodation.

To the first floor are two bedrooms and a generously sized, fully tiled family bathroom with both a bath and shower. Externally, the property benefits from an enclosed rear garden with patio and lawned areas, garden shed and convenient side access.

An appealing property ideally suited to first-time buyers, couples or those looking for a well-maintained home close to Wrexham in the desirable area of Garden Village.

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## DESCRIPTION

A beautifully presented two-bedroom home featuring a spacious living room, modern gloss kitchen, engineered oak flooring and a generously sized family bathroom. Externally, the property benefits from an enclosed rear garden with patio, lawn, garden shed and side access.



## LOCATION

Cunliffe Walk is conveniently positioned within Wrexham, offering easy access to the city centre and its wide range of shops, restaurants, leisure facilities and everyday amenities. The property is also well placed for local schools, public transport links and the wider road network, making it a convenient location for commuters, first-time buyers and families alike.

## ENTRANCE PORCH

5' x 4.62'

The property is entered via the entrance porch, which features attractive engineered oak flooring that continues seamlessly through into the living room, hallway and kitchen area. The porch is further enhanced by a charming circular window positioned to the left-hand side.



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## HALLWAY

The hallway continues the attractive engineered oak flooring and provides access through to the kitchen area and staircase leading to the first-floor accommodation.

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## KITCHEN

7.18' x 13.40'

The kitchen is fitted with a range of modern light cream gloss wall and base units, complemented by retro-style white tiling.

There is space and plumbing for a washing machine, together with housing for an oven, which is included within the sale. The kitchen also benefits from ventilation and attractive slate-effect tiled detailing.



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## DINING AREA



## LIVING ROOM

10.72' x 13.44'

A well-proportioned living room featuring engineered oak flooring continuing throughout the ground floor.

A large UPVC double-glazed window overlooks the front elevation, allowing plenty of natural light into the room. There are useful alcoves positioned either side of the chimney breast, together with a large radiator to the right-hand side as you enter.

Two glazed wooden internal door provides access to the staircase, hallway and kitchen area.



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UTILITY/BACK PORCH



FIRST FLOOR LANDING

10.64' x 5.76'

The first-floor landing features an attractive grey carpet, continuing seamlessly from the staircase and into both bedrooms.

Doors provide access to the bedrooms and family bathroom.



BEDROOM ONE

9.81' x 10.74'

A well-presented bedroom featuring a UPVC double-glazed window overlooking the front elevation.

The room benefits from grey carpeted flooring, a radiator positioned against the chimney breast and a useful built-in storage cupboard.



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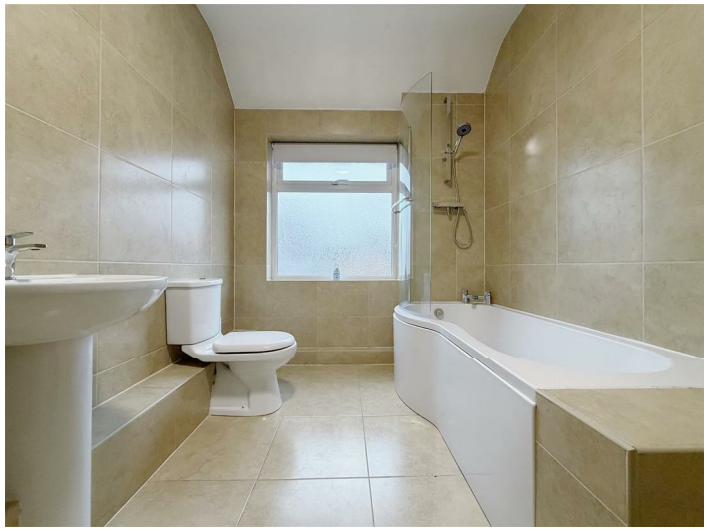


## BEDROOM TWO

6.95' x 10.83'

Bedroom two is also finished with grey carpeted flooring and features a large UPVC double-glazed window overlooking the front elevation.

The room benefits from a built-in storage cupboard housing the combi boiler, together with a radiator positioned to the right-hand side as you enter.



## FAMILY BATHROOM

7.12' x 10.83'

A beautifully presented and generously sized family bathroom, finished with attractive floor-to-ceiling tiling.

The suite comprises a freestanding wash hand basin, WC, spacious bath and separate shower enclosure. Further features include a large heated towel radiator and an opaque UPVC double-glazed window overlooking the rear elevation.



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EXTERNAL

To the rear is an enclosed garden comprising a paved patio area and lawn, with a paved pathway extending towards the rear of the garden.

A useful garden shed is positioned towards the bottom left-hand side, while the property also benefits from convenient side access.



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REAR GARDEN

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## Services (Wrexham)

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

Council Tax Band - C

## To Make an Offer (Wrexham)

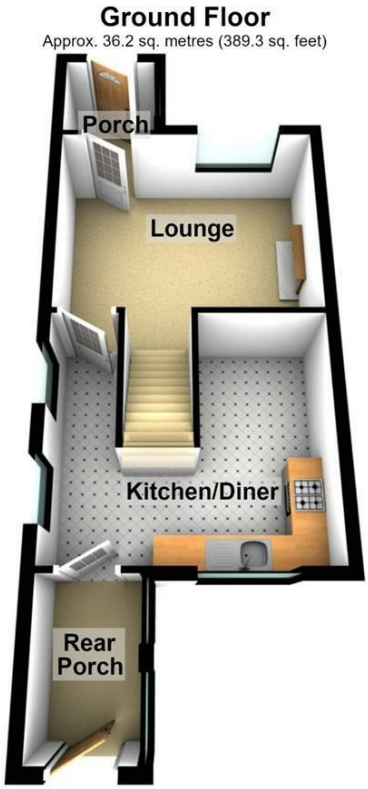
If you would like to make an offer, please contact a member of our team who will assist you further.

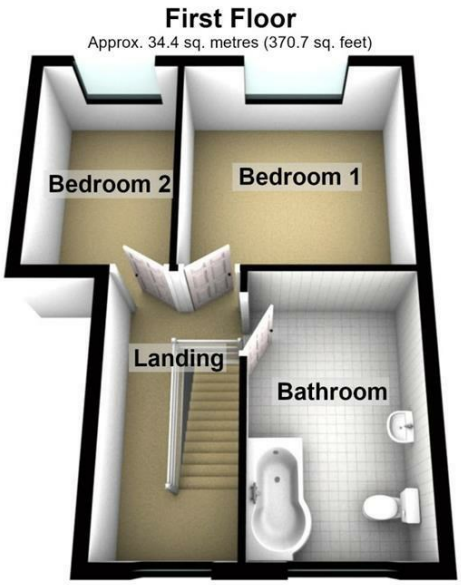
## Viewings (Wrexham)

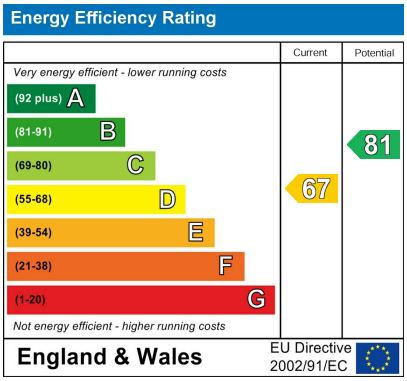
Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

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