Town & Country
Estate & Letting Agents

## Kingstown, Wrexham

## £175,000









This spacious three-bedroom property offers bright living accommodation and a generous rear garden. The ground floor comprises an entrance hallway, a living room with patio doors opening onto the garden, a separate dining room and a kitchen with ample storage and worktop space. Upstairs are three bedrooms, built-in storage and a newly renovated family bathroom. Outside, an extensive patio, a sizeable lawn and gated side access complete the property.

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**TEL: 01978 291345**

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## DESCRIPTION

A spacious three-bedroom property featuring a bright living room with garden access, a separate dining room, a kitchen with ample storage and a newly renovated bathroom. A generous rear garden with an extensive patio, lawn and gated side access completes the accommodation.

## LOCATION

Offering a convenient residential setting with nearby schools and local bus services. Schools in the surrounding area include Alexandra Community Primary School and Ysgol Rhosnesni, while Wrexham Central railway station is approximately 1 km from the postcode. Wrexham city centre offers a range of shops, cafés, restaurants and everyday amenities, with Eagles Meadow providing further shopping, dining and leisure facilities. The wider road network includes the A483, which connects Wrexham with Chester and provides access to the A55 for travel along the North Wales coast. This location offers a practical base for families and commuters.

## ENTRANCE HALLWAY

6'5 x 3

Enter the property via a UPVC double-glazed front door, with stairs rising directly ahead. The living room is situated to the left-hand side, while the dining room is to the right.

## LIVING ROOM

10'92' x 15'52'

A spacious living room featuring UPVC double-glazed patio doors providing direct access to the rear patio area and garden. A large UPVC double-glazed window overlooks the front elevation of the property, allowing plenty of natural light into the room. There is a large radiator to the right-hand side as you enter, along with alcoves on either side of the chimney breast. Grey laminate flooring completes the space.



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## DINING ROOM

9'67' x 10'01'

The dining room features the same light grey laminate flooring, which flows seamlessly from the entrance hallway. A UPVC double-glazed bay window overlooking the front elevation allows plenty of natural light into the room. An archway provides access through to the kitchen.



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## KITCHEN

7'98' x 13'31'

The kitchen offers ample storage and workspace, with black worktops, grey base and wall cupboards, and plenty of plug sockets. There is space for a washing machine, oven and hob, tumble dryer and fridge-freezer. The worktop area is partially tiled with white metro-style tiles featuring black accents.
A UPVC double-glazed window above the sink overlooks the rear elevation, with a further UPVC double-glazed window to the right-hand side, also overlooking the rear. A UPVC double-glazed back door provides direct access to the rear garden. A wooden barn-style internal door leads to the under stairs storage cupboard.



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## FIRST FLOOR LANDING

9'14' x 10'02'

The spacious first-floor landing provides access to all three bedrooms and the family bathroom. Finished with grey carpeting that continues from the staircase, the landing also features handrails on either side.



## MAIN BEDROOM

9'96' x 11'95'

A spacious main bedroom featuring a UPVC double-glazed window overlooking the front elevation of the property. There is a large built-in storage cupboard housing the Worcester combi boiler, along with a large radiator to the right-hand side.



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## BEDROOM TWO

11'08' x 7'30'

Another good-sized bedroom featuring a small radiator to the left-hand side and a large built-in storage cupboard with rails, providing excellent wardrobe space.

## BEDROOM THREE

7'95' x 7'97'

Bedroom three features light oak laminate flooring, a UPVC double-glazed window overlooking the rear elevation of the property and a radiator to the right-hand side.



## FAMILY BATHROOM

6' x 6.'0'

The newly renovated family bathroom is tiled from floor to ceiling and features an opaque UPVC double-glazed window overlooking the rear elevation of the property. There is a radiator to the left-hand side as you enter, a bath, freestanding washbasin, WC and electric shower.





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## REAR GARDEN

The property benefits from a large, spacious rear garden featuring an extensive patio area, ideal for outdoor seating and entertaining. The garden continues down to a generous lawn, with fencing surrounding the perimeter and mature trees providing established greenery. There is also convenient side access from the front of the property via a timber gate.

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## Viewings (Wrexham)

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

## Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.
Tenure: Freehold
Council Tax Band: C - £2,052 per year

## 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.

## Property Particulars Disclaimer

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Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

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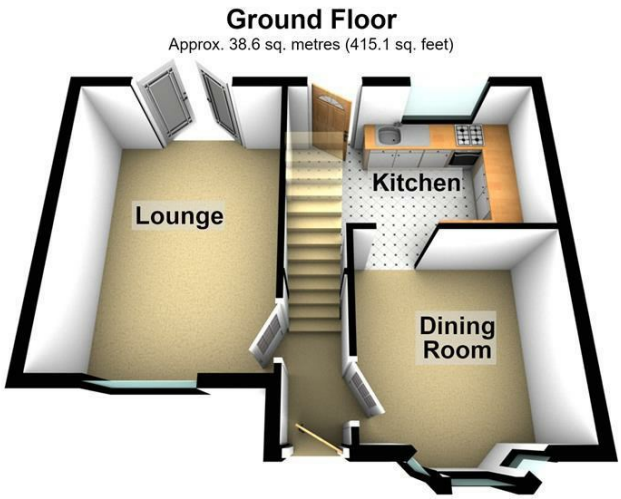
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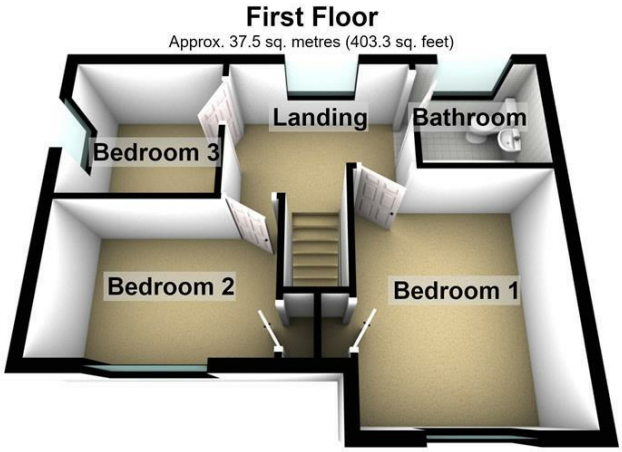
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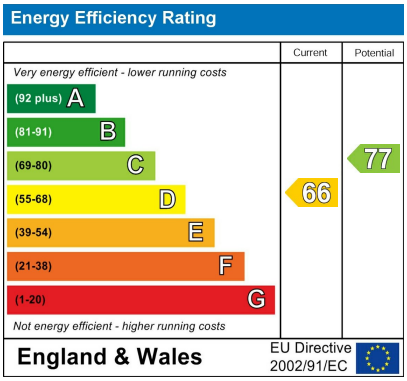
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