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# Newmarket Rise, Wrexham

£335,000









A beautifully presented three-bedroom home offering spacious and versatile accommodation, stylish interior finishes and an attractive rear garden, conveniently situated within the Wrexham area.

The ground floor comprises a welcoming entrance hallway, a spacious bay-fronted living room with a feature electric fireplace, and a separate dining room boasting attractive herringbone flooring. The dining room leads into a delightful conservatory, complete with a charming log burner and direct access to the rear garden. A well-appointed kitchen, separate utility room and convenient downstairs WC complete the ground-floor accommodation. To the first floor are three well-proportioned bedrooms, including a comfortable main bedroom benefiting from a modern en-suite shower room, alongside a contemporary family bathroom. Externally, the property enjoys a beautifully maintained rear garden featuring Indian stone paving, a lawned area and raised decking, providing excellent opportunities for outdoor dining, relaxation and entertaining. Combining comfortable family living with attractive modern features, this property is ideally suited to buyers seeking a welcoming home within easy reach of Wrexham's amenities.

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## DESCRIPTION

A beautifully presented three-bedroom home offering spacious and versatile living accommodation. The property features a bay-fronted living room, stylish dining room with herringbone flooring, conservatory with log burner, modern kitchen and separate utility room. Upstairs are three well-proportioned bedrooms, including a main bedroom with en-suite, and a contemporary family bathroom. Externally, the attractive rear garden benefits from Indian stone paving, a lawned area and raised decking, ideal for outdoor entertaining. Conveniently located for Wrexham's amenities and transport connections.

## LOCATION

The property is situated on Newmarket Rise, within the established residential area of Llwyn Onn Park, Wrexham, offering a convenient setting for families and professionals alike.

The location provides access to a range of everyday amenities, including local shops, supermarkets, schools and public transport links. Wrexham city centre is within easy reach, offering an extensive selection of shops, restaurants, cafés and leisure facilities.

For those commuting further afield, Wrexham General and Wrexham Central railway stations provide additional transport connections, while the surrounding road network offers convenient access to neighbouring towns and cities.

Combining an established residential setting with accessibility to local amenities, the location offers an appealing balance of convenience and comfortable everyday living.



## ENTRANCE HALL

16'4 x 4'17

The entrance hallway provides access to the ground-floor accommodation. A downstairs WC is positioned to the right-hand side, while a glazed-panel door straight ahead leads into the kitchen. Access to the living room is available to the left, with a useful under-stairs storage cupboard positioned further along the hallway. The staircase rises to the first floor on the right-hand side, and a large radiator is positioned on the left.

## LIVING ROOM

17'6 x 12'4

A spacious front-facing living room, fitted with plush neutral carpeting and featuring a beautiful bay window with UPVC double glazing overlooking the front elevation. An electric fireplace with an attractive surround provides a focal point, while a further UPVC double-glazed window overlooks the side elevation.



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BAY WINDOW



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DINING ROOM

9'8 x 10'9

The dining room is fitted with walnut-effect engineered oak herringbone flooring, creating a stylish and contemporary finish. Access is available from the living room via sliding doors or directly from the kitchen. The dining room also provides access to the conservatory.



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KITCHEN

9'5 x 10'6

The kitchen is fitted with stylish bistro-style wall tiles surrounding the worktop areas, complemented by modern, neutral floor tiles that continue seamlessly into the utility room. The kitchen benefits from wooden worktops, cream high-gloss kitchen cabinets, a gas hob and an integrated oven. A UPVC double-glazed window overlooks the conservatory, allowing natural light into the space. A modern radiator is positioned to the right-hand side upon entering from the entrance hallway.



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CONSERVATORY

14'13 x 9'12

The conservatory features laminate flooring, an exposed brick wall and two ceiling skylights, along with additional spotlights. A log burner creates an attractive focal point, while UPVC double-glazed patio doors provide direct access to the rear garden.



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DOWNSTAIRS WC

UTILITY

The utility room features a UPVC double-glazed window overlooking the rear garden and a UPVC double-glazed rear door with a large opaque glazed panel, allowing plenty of natural light into the room. Matching worktops provide useful space, with plumbing and space beneath for a washing machine and tumble dryer. There is also provision for a fridge freezer, a small radiator positioned to the right-hand side upon entering, and a Worcester combination boiler.
The utility room is accessed through an archway directly from the kitchen.

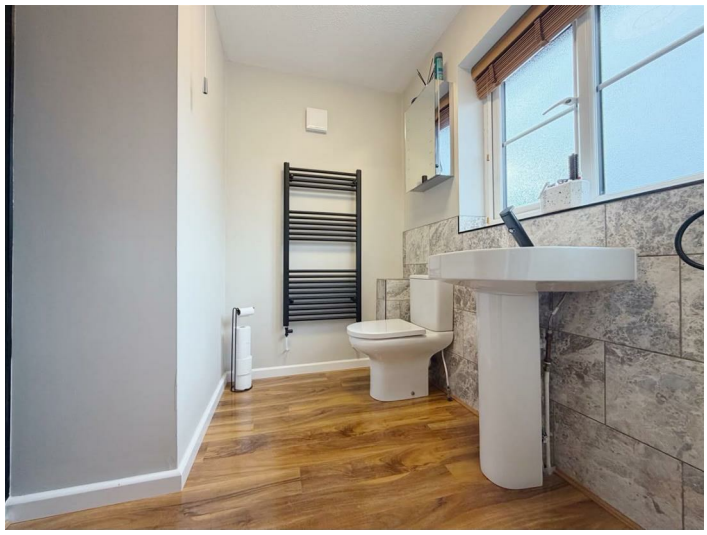


MAIN-BEDROOM

12'8 x 10'14

The main bedroom is fitted with grey plush carpeting and features UPVC double-glazed windows overlooking the front elevation, with a large radiator positioned beneath.

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EN SUITE

6'5 x 9'9

The en-suite features modern, neutral floor-to-ceiling tiling within the shower enclosure, complemented by a black heated towel rail. The WC and wash basin area are partially tiled, with wooden-effect laminate/LVT flooring. Further features include a freestanding wash basin with a modern black tap, WC, electric walk-in shower and a large UPVC double-glazed opaque window overlooking the front elevation.





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BEDROOM TWO

10'5 x 10'5

A good-sized double bedroom featuring beige flooring, a large UPVC double-glazed window overlooking the front elevation and a large radiator positioned beneath.

BEDROOM THREE

8'2 x 8'9

Bedroom three is fitted with matching neutral carpeting and features a UPVC double-glazed window overlooking the elevation, with a small radiator positioned beneath.




BATHROOM

7'4 x 5'4

The family bathroom features laminate flooring and modern, neutral tiling extending halfway up the walls. The suite comprises a freestanding wash basin, bath with shower attachment and WC. A UPVC double-glazed opaque window overlooks the side elevation. A chrome heated towel rail is positioned to the right-hand side upon entering, and ventilation is also provided.

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EXTERNALLY

Side access to the rear garden is available via a timber gate on the right-hand side of the property. The beautifully presented rear garden features Indian stone paving, a lawned area and raised decking, providing a pleasant outdoor space for relaxing and entertaining.



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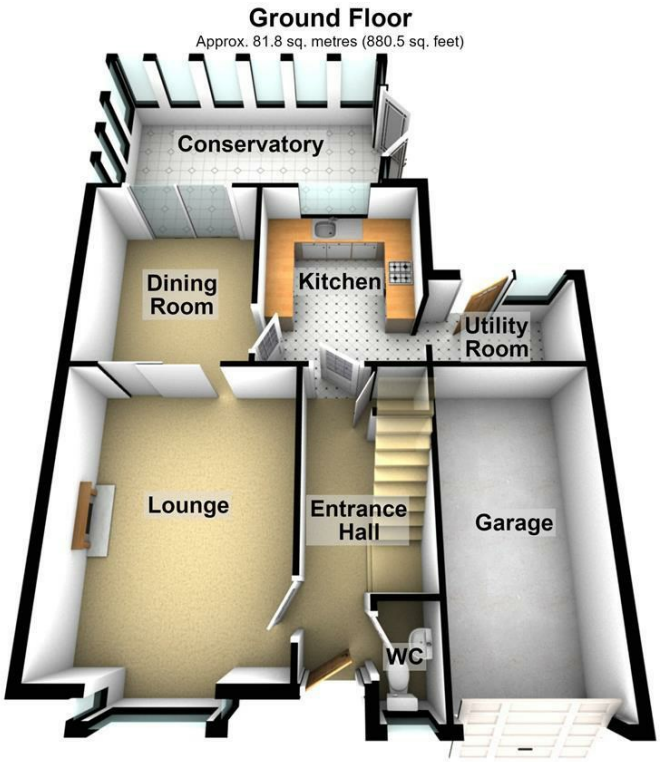
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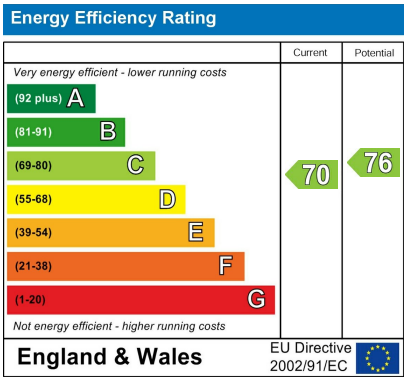
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