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Grosvenor Gardens, Wrexham

£260,000









Welcome to this modern terraced townhouse located in the tranquil Grosvenor Gardens, Wrexham. This impressive property boasts five spacious bedrooms, providing ample room for families or those seeking extra space for guests or a home office. Spread over three storeys, the layout is both practical and inviting.

The ground floor features a well-appointed ensuite room, perfect for guests or as a master suite. The large kitchen is a highlight of the home, equipped with French doors that lead out to the secure rear courtyard garden, ideal for outdoor entertaining or simply enjoying the fresh air.

On the upper floors, you will find shared bathrooms conveniently located to serve the remaining bedrooms. Room 2 offers a delightful sunny balcony, a perfect spot to relax with a book or enjoy a morning coffee.

Additionally, the property includes a single garage with power, providing secure parking and extra storage options. Situated in a quiet residential area, this townhouse is still close to the town centre and the university, making it an excellent choice for both families and professionals alike.

This property combines modern living with a peaceful setting, making it a wonderful place to call home. Don't miss the opportunity to view this exceptional townhouse in Wrexham.

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DESCRIPTION

An attractive and spacious, modern, three-storey, five-bedroom licensed HMO, occupying a desirable position within the quiet residential setting of Grosvenor Gardens, Wrexham.

The property offers generously proportioned accommodation arranged over three floors, comprising five furnished bedrooms, three bathrooms, a spacious communal kitchen with a separate laundry area, a private first-floor balcony and an enclosed rear courtyard.

Further benefits include a single garage with power and lighting, an additional parking space and a range of fire safety features.

Ideally positioned within walking distance of Wrexham General railway station, Wrexham University and the city centre, this licensed HMO represents an excellent opportunity for property investors or families alike, looking to convert this property back to a single dwelling.

LOCATION

Grosvenor Gardens occupies a highly convenient yet peaceful residential position on the outskirts of Wrexham city centre. The property is ideally situated within walking distance of Wrexham General railway station, Wrexham University and the city's excellent range of shopping, dining and leisure facilities.

The nearby railway station provides convenient connections to Chester, Shrewsbury and beyond, while the surrounding road network offers easy access to the A483 and wider North Wales region.

Combining excellent transport links with proximity to the university and city centre, Grosvenor Gardens represents a particularly appealing location for professional, student or family accommodation.

ENTRANCE HALL

A welcoming entrance hallway featuring a practical entrance mat and blue carpeting, which continues along the staircase to the first-floor landing. Decorated with cream-painted walls and a white ceiling, the hallway benefits from a radiator, white pendant light fitting, smoke alarm and a cupboard housing the electricity meter.



BEDROOM ONE

10'5" x 13'1"

A spacious ground-floor bedroom featuring an attractive wooden sash bay window overlooking the front garden, allowing plenty of natural light. The room benefits from high ceilings, cream-painted walls, contrasting white woodwork and blue cord carpet tiles. Furnished with an oak-effect fitted double wardrobe, matching desk and shelving unit, the bedroom also features a radiator, white pendant light fitting and smoke alarm. An internal door provides access to the private en suite.



EN SUITE SHOWER ROOM

4'11" x 8'2"

A well-appointed en suite shower room fitted with a white bathroom suite comprising a pedestal washbasin with pillar taps, close-coupled WC and fully tiled shower cubicle with a chrome-framed glass enclosure and thermostatic shower. The walls feature attractive beige tiling with complementary mosaic detailing, including half-height tiling around the washbasin and WC. Additional features include a wall-mounted mirror above the basin, chrome heated towel radiator, ceiling-mounted bathroom light and extractor fan. The room is finished with cream-painted walls, a white ceiling and skirting boards, and blue vinyl flooring. An additional fire-exit door provides access to the hallway.



KITCHEN

14'5" x 17'0"

A generously proportioned kitchen situated at the rear of the ground floor, providing an excellent space for shared cooking and dining. White uPVC French doors open directly onto the private rear courtyard, allowing natural light to flood the room. The kitchen is fitted with an extensive range of cream gloss slab-fronted wall and base units, complemented by black granite worktops and brown tiled splashbacks. Integrated appliances include an AEG double oven, gas hob and stainless steel extractor hood. A one-and-a-half-bowl stainless steel sink with mixer tap is positioned within the main kitchen area, alongside space for a fridge. A separate laundry and washing area provides a second stainless steel sink with mixer tap, plumbing and space for a washing machine and dishwasher, together with an integrated fridge freezer offering additional storage. Further features include two chrome spotlight bar fittings, a white pendant light fitting, two radiators, a white-painted sash window, heat sensor and practical light-grey safety flooring.





UNDERSTAIRS STORAGE CUPBOARD

A useful lockable storage cupboard located beneath the staircase, ideal for storing cleaning equipment and household essentials. The cupboard also houses the property's intruder alarm control panel.

FIRST-FLOOR LANDING

The first-floor landing continues the neutral decorative scheme of the ground-floor hallway, featuring cream-painted walls, white woodwork and blue carpeting. A white-painted wooden sash window overlooks the front of the property, providing natural light. Doors lead to Bedrooms Two and Three and the shared bathroom. Additional features include a radiator, white pendant light fitting, smoke alarm and a built-in cupboard housing the communications and broadband access points.



AIRING CUPBOARD

Housing the boiler that was newly installed in 2022.



BEDROOM TWO

14'9" 17'0"

An exceptionally spacious, bright and airy bedroom situated at the rear of the property. White uPVC French doors open onto a private timber-decked balcony, complete with contemporary glass balustrades, providing an attractive outdoor seating area. The generous room dimensions offer ample space for two occupants and are complemented by two oak-effect double wardrobes, two individual desks and matching shelving units. Finished with cream-painted walls, white ceilings and woodwork, and blue cord carpet tiles. Additional features include a radiator, white pendant light fitting and smoke alarm.



SHARED BATHROOM

5'2" x 9'10"

A well-presented shared bathroom fitted with a white three-piece suite comprising a close-coupled WC, pedestal washbasin with pillar taps and a P-shaped bath with a curved glass shower screen and thermostatic mixer shower. The bath area is fully tiled in attractive beige tiles with complementary mosaic detailing, while half-height tiling continues around the washbasin and WC. The bathroom benefits from a chrome heated towel radiator, ceiling-mounted bathroom light, extractor fan and blue luxury vinyl tile (LVT) flooring. The remaining walls are painted cream, complemented by a white ceiling and woodwork. An additional internal door provides direct access to Bedroom Three.





BEDROOM THREE

13'1" x 10'5"

A spacious front-facing bedroom featuring an attractive wooden sash bay window overlooking the front of the property. The room is furnished with an oak-effect double wardrobe, matching desk and shelving unit, providing practical bedroom accommodation. Decorated with cream-painted walls, white

ceiling and woodwork, and fitted with blue cord carpet tiles. Additional features include a radiator, white pendant light fitting and smoke alarm. A connecting door provides convenient access to the shared first-floor bathroom.

SECOND-FLOOR LANDING

A central landing providing access to Bedrooms Four and Five and the second-floor shared bathroom. An airing cupboard houses the Worcester combination boiler and hot water storage tank.



BEDROM FOUR

13'9" x 8'10"

A well-proportioned bedroom featuring a white-painted wooden window overlooking the front of the property. The room is furnished with an oak-effect double wardrobe and matching desk, together with a useful eaves storage cupboard housing the property's television distribution system. Finished with cream-painted walls, white woodwork and blue cord carpet tiles. Additional features include a radiator, white pendant light fitting and smoke alarm.



BEDROOM FIVE

11'1" x 17'0"

A particularly spacious, bright and airy bedroom situated at the rear of the property, featuring a large window overlooking the rear courtyard and surrounding area. The generous proportions provide ample accommodation for two occupants, with furnishings comprising two oak-effect double wardrobes, two matching desks and two shelving units. Decorated with cream-painted walls, white ceiling and woodwork, and fitted with blue cord carpet tiles. Additional features include two radiators, a white pendant light fitting and smoke alarm. An internal door provides direct access to the shared second-floor bathroom.



SHARED BATHROOM

6'6" x 9'6"

A spacious shared bathroom fitted with a white three-piece suite comprising a pedestal washbasin with pillar taps, close-coupled WC and P-shaped bath with a curved glass shower screen and thermostatic shower. The bathroom features beige wall tiling with complementary mosaic detailing,

cream-painted walls and contrasting white woodwork. Further features include a chrome heated towel radiator, ceiling-mounted bathroom light, extractor fan, white-painted ceiling and practical grey safety flooring.

INTERNAL DOORS AND SAFETY FEATURES

All internal doors are finished in an attractive beech-effect design and comprise fire doors fitted with chrome door furniture, thumb-turn locks and self-closing hinges. The property also benefits from smoke alarms within the bedrooms and circulation areas, together with a heat sensor in the communal kitchen.



EXTERNALLY

An attractive red-brick frontage featuring contrasting sandstone-coloured lintels and elegant bay windows to the ground and first floors, both fitted with white-painted wooden sash windows. A paved pathway leads to a blue composite entrance door, sheltered by a storm porch and complemented by a black lantern-style exterior wall light. The front garden features a neatly maintained lawn, established shrub borders and hedging, providing an attractive boundary between neighbouring properties.

A secure, enclosed rear courtyard providing a practical and low-maintenance outdoor space. The courtyard features an attractive brick-paved patio area with a shaped planting border, offering space for outdoor seating. Steps lead to a rear access gate, providing convenient access for refuse and recycling bins. Additional features include exterior wall-mounted lighting and direct access from the communal kitchen.



SINGLE GARAGE AND PARKING

8'6" x 17'8"

A valuable addition to the property is a single garage, situated within a block of four garages accessed via a tarmac driveway to the left-hand side of the terrace. The garage benefits from an up-and-over door, electric lighting and power supply, providing secure parking or useful additional storage. A further parking space is available immediately in front of the garage door.



Services (Wrexham)

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

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.

Property Particulars Disclaimer

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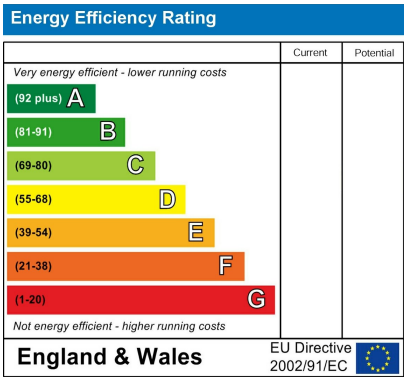
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