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Wyndham Gardens, Wrexham

£182,000









A well-presented three-bedroom property offering spacious and versatile accommodation throughout, making it an ideal choice for families and first-time buyers alike. The property briefly comprises a welcoming entrance hallway, a generous living room with patio doors opening onto the rear garden, a modern fitted kitchen/diner, a useful utility/storage cupboard and a downstairs WC. To the first floor are three bedrooms, a family bathroom and an additional separate WC. Externally, the property benefits from a beautifully maintained rear garden featuring a pergola, patio seating area, mature shrubs and a lawn, providing an attractive space for outdoor relaxation and entertaining.

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DESCRIPTION

A well-presented three-bedroom property offering spacious accommodation throughout, comprising a bright living room with patio doors opening onto the rear garden, a modern fitted kitchen/diner, utility/storage cupboard and downstairs WC. To the first floor are three well-proportioned bedrooms, a family bathroom and an additional separate WC. Externally, the property benefits from an attractive enclosed rear garden with a patio seating area, pergola, mature shrubs and lawn, ideal for relaxing and entertaining.







LOCATION

Situated in the established residential area of Wyndham Gardens, Wrexham, the property enjoys a convenient location within easy reach of the city centre and its wide range of shops, supermarkets, restaurants and leisure facilities. The surrounding area offers access to local schools, everyday amenities and public transport connections, whilst Wrexham's road network provides convenient links to Chester and the wider North Wales region. The location offers a practical balance of residential living and accessibility, making it appealing to a variety of prospective purchasers.



ENTRANCE HALLWAY

The entrance hallway is finished with neutral floor tiles and provides access to the living room, kitchen/diner, downstairs WC and utility/storage cupboard. A staircase rises to the first-floor accommodation, whilst a further door provides access to the rear garden.

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LIVING ROOM

8'4 x 16'7

A spacious and inviting living room featuring light oak-effect laminate flooring and a large UPVC double-glazed window overlooking the front elevation, allowing plenty of natural light into the room. A radiator is positioned to the right-hand side upon entering, whilst UPVC double-glazed patio doors open directly onto the rear garden, creating an ideal space for both relaxing and entertaining.





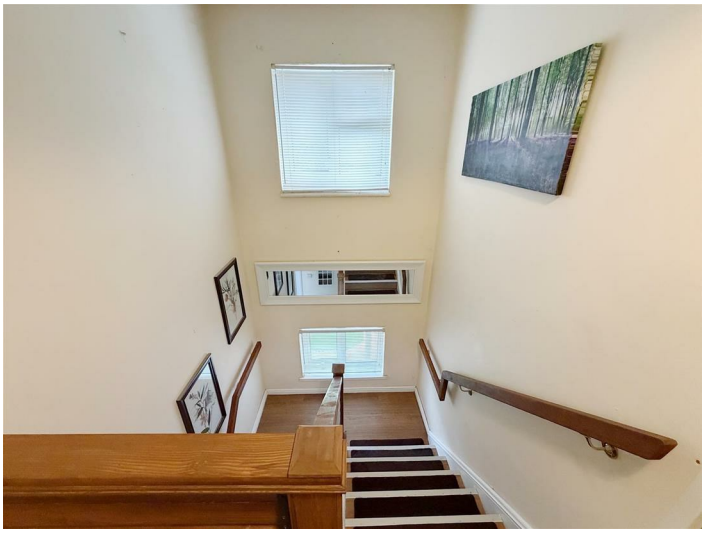
KITCHEN/DINER

15'1 x 8'9

A well-proportioned kitchen/diner offering a practical and versatile space for everyday family living. The dining area features laminate flooring and a UPVC double-glazed window overlooking the front elevation, with a large radiator positioned beneath.

The kitchen area is finished with tiled flooring and fitted with a range of white high-gloss wall and base units, complemented by contrasting black worktops. Integrated appliances include an oven and electric hob, whilst additional features include a stainless-steel sink and designated space for a fridge freezer. A further UPVC double-glazed window overlooks the rear garden, providing additional natural light.





UTILITY/STORAGE CUPOARD

2'8 x 3'9

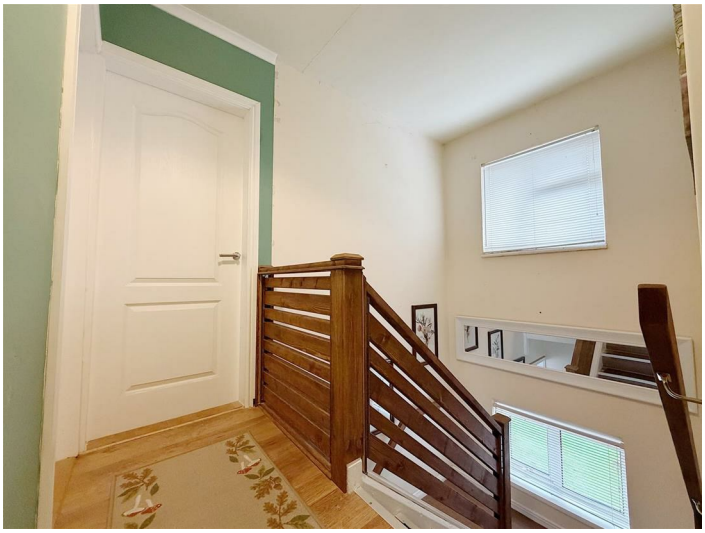
A useful utility/storage cupboard housing the Worcester combination boiler, with space and plumbing available for a washing machine.

FIRST FLOOR LANDING

9'3 x 2'8

The first-floor landing provides access to all three bedrooms, the family bathroom and a separate WC. Two large UPVC double-glazed windows positioned along the staircase overlook the front elevation, allowing an abundance of natural light into the landing and stairwell.





DOWNSTAIRS WC

4'6 x 2'2

The downstairs WC is fitted with blue floor tiles and comprises a WC and wall-mounted wash basin. An opaque UPVC double-glazed window provides natural light and ventilation.









PRINCIPAL BEDROOM

15 x 9'4

A generously sized main bedroom featuring light oak-effect laminate flooring and two UPVC double-glazed windows, one overlooking the rear garden and the other overlooking the front elevation. A radiator is positioned beneath the rear-facing window, whilst ceiling spotlights and wall-mounted lighting complete the room.





BEDROOM TWO

13'2 x 10'1

A spacious second bedroom featuring light oak-effect laminate flooring and two UPVC double-glazed windows overlooking the front elevation, allowing plenty of natural light into the room. A large radiator is positioned beneath one of the windows.

BEDROOM THREE

10'1 x 7'8

The third bedroom benefits from matching light oak-effect laminate flooring, a UPVC double-glazed window overlooking the rear garden and a radiator positioned beneath. This versatile room could also be utilised as a home office or nursery.







FAMILY BATHROOM

4'6 x 6'3

The family bathroom is finished with grey wood-effect laminate flooring and contemporary white metro-style wall tiles extending from floor to ceiling, complemented by a contrasting grey tiled feature panel. The suite comprises a bath with shower over and a wall-mounted wash basin with vanity unit beneath. Additional features include a heated towel radiator and an opaque UPVC double-glazed window.



EXTERNALLY

The beautifully presented rear garden offers an attractive and private outdoor space, ideal for relaxing and entertaining. A paved patio area provides an excellent setting for outdoor seating, whilst a pergola and established shrubs add character to the garden. Steps lead up to the remainder of the garden, which is predominantly laid to lawn and enclosed by fencing, providing a good degree of privacy. Additional access is available via a timber gate to the side of the property.



SEPARATE WC

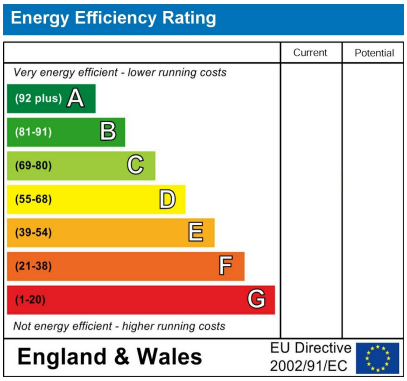
4'8 x 2'7

The separate WC features matching wood-effect laminate flooring and is fitted with a WC, a small radiator positioned to the right-hand side and an opaque UPVC double-glazed window.



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