

12 The Links, Wrexham, LL13 9PZ, LL13 9PZ
£355,000 MW46538



DESCRIPTION: Situated in this much sought after and favour location is this stunning extended 4 bedroom detached family home with spacious internal accommodation to briefly comprise entrance hall, cloakroom, lounge, impressive extended modern fitted kitchen/diner with integrated appliances, ground floor bedroom/sitting room(former garage) and to the first floor there are 4 bedrooms and a shower room. The accommodation is complimented by UPVC double glazing and gas central heating and externally there are gardens to the front and rear, the rear being low maintenance and there is a drive providing off road parking. As selling agents we would highly recommend an inspection of the property to fully appreciate the size and the quality of the accommodation on offer. FREEHOLD. COUNCIL TAX BAND E.

GEORGE A MURRAY FNAEA – RESIDENT PARTNER

Viewing by arrangement through Wrexham Office

35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275

Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

DIRECTIONS: From the agents Wrexham office proceed around the one way system to the mini roundabout by Wrexham baths turning left onto Holt Road and continue down to the roundabout and proceed straight across and at the next roundabout turn left onto Birkdale Road and continue until The Links development will be noted on the right, turn right and continue along The Links and the property will be noted on the right hand side.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



LOCATION: Situated in a popular and sought after location with easy access to Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

ENTRANCE HALL: Panelled radiator. Tiled floor. Stairs rising to first floor. Composite side entrance door with glazed side panels.



CLOAKROOM: Panelled radiator. Fitted 2 piece suite comprising wc and wash hand basin. Tiled floor.



LOUNGE: 18' x 17' 9" (5.49m x 5.41m) 2 Panelled radiators. Wood effect floor covering. Coved ceiling. Tv point. Wall mounted electric fire.



KITCHEN/DINER: 20' 5" x 17' 9" (6.22m x 5.41m) The kitchen is the main feature room of the property and has been extended and offers a spacious light room fitted with a comprehensive range of modern high gloss wall and base units with worktop surfaces and inset stainless steel sink unit with integrated appliances to include induction hob, extractor hood, double oven, fridge freezer, washing machine and dish washer. Fitted dining table and breakfast bar with base units below. Inset ceiling lighting. French doors leading to the rear garden. Tiled floor. 2 Vertical radiators.





GROUND FLOOR BEDROOM /SITTING ROOM: 19' 1" x 8' 3" (5.82m x 2.51m) Panelled radiator. Wood effect floor covering. Tv point. Inset ceiling lighting. French doors leading to rear garden.



STAIRS AND LANDING: Loft access. Built in airing cupboard. Doors leading off to bedrooms and bathroom.



BEDROOM 1: 15' x 8' 5" (4.57m x 2.57m) Panelled radiator. Wood effect floor covering. Tv point. Fitted 4 door range of wardrobe facilities. Wall length range of Chester draws. Window to front elevation.



BEDROOM 2: Panelled radiator. Wood effect floor covering. Part wood panelling to walls. Window to rear elevation.



BEDROOM 3: 9' 6" x 8' 6" (2.9m x 2.59m) Panelled radiator. Wood effect floor covering. Window to rear elevation.



BEDROOM 4: 9' 3" x 9' (2.82m x 2.74m) Panelled radiator. Wood effect floor covering. Window to front elevation.



SHOWER ROOM: Chrome style towel rail. Fitted 3 piece white suite comprising wc, His & Hers wash hand basins set on vanity units, tiled walls and large shower enclosure with fitted shower.

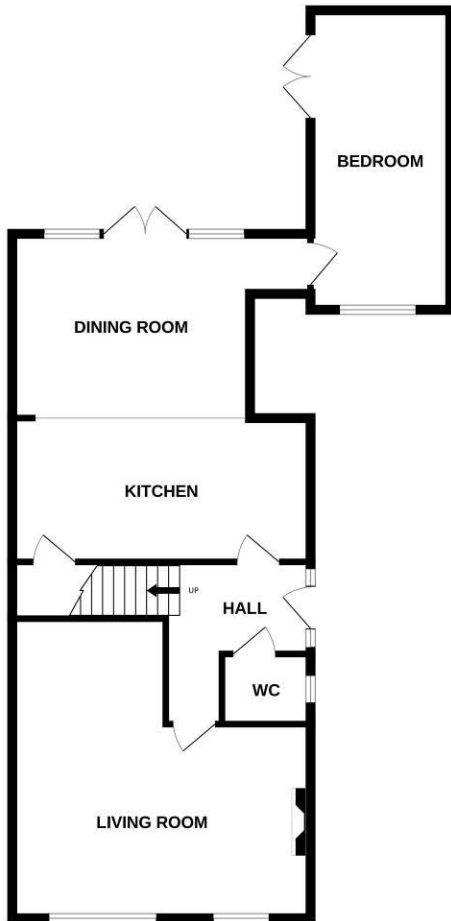


OUTSIDE: To the front of the property there are lawned gardens and a drive leading to the side providing off road parking. To the rear there are generous gardens which to the main part are decked leading onto artificial grass. Outside lighting. Outside garden store. Outside tap.

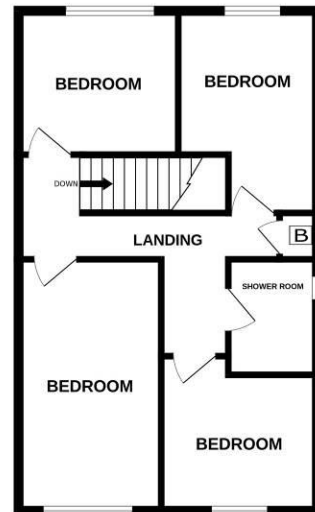


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 1373 sq.ft. (127.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

