



SITUATED IN A SOUGHT AFTER RESIDENTIAL DEVELOPMENT, WITHIN EASY REACH OF WREXHAM AND CHESTER. THIS FOUR BEDROOM, THREE STOREY SEMI DETACHED FAMILY HOME IS A MUST SEE. PRESENTED TO A VERY HIGH STANDARD THROUGHOUT AND READY TO MOVE STRAIGHT IN TO. BENEFITTING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING. THE ACCOMMODATION BRIEFLY COMPRISES: HALLWAY, CLOAKROOM, KITCHEN, LOUNGE/DINER AND FOUR BEDROOMS ONE WITH EN-SUITE SHOWER ROOM. EXTERNALLY ARE LANDSCAPED GARDENS TO FRONT AND REAR WITH AMPLE OFF ROAD PARKING AND SINGLE GARAGE.

Entrance

Part glazed door to front leads into a bright hallway. Tiled flooring, stairs to first floor, radiator, doors off to:



Cloakroom

Low level wc, pedestal wash hand basin, splashback tiling, tiled flooring, window to front, radiator.

Kitchen

12'1 x 7'3(3.68m x 2.21m)

A modern kitchen, fitted with a range of wall, base and drawer units with complementary work surfaces, stainless steel sink unit, splashback tiling, integrated double oven and five ring gas hob with extractor hood over, integrated fridge freezer, integrated dishwasher, integrated washing machine, breakfast bar, cupboard housing wall mounted boiler, tiled flooring, window to front.



Lounge/Diner

14'9 x 14'6 max.(4.50m x 4.42m max.)

Double glazed French doors to rear opening onto the garden, freestanding electric fire suite, coved ceiling, understairs storage, two radiators.



Additional Photo



First Floor Landing

Built in airing cupboard, stairs to second floor, doors off to:

Bedroom 2

12'6 x 9'1(3.81m x 2.77m)

Two windows to rear with pleasant aspect, fitted wardrobes, radiator.



Bedroom 3

11'5 x 7'7(3.48m x 2.31m)

Window to front, radiator.



Bedroom 4

7'9 x 6'4(2.36m x 1.93m)

Window to front, radiator



Bathroom

A contemporary three piece suite comprising: panel enclosed bath with shower attachment, low level wc and pedestal wash hand basin. Part tiled walls, shaver point, radiator.

Second Floor Landing

Built in storage cupboard, radiator, door to master suite.

Bedroom 1
14'9 x 11'4(4.50m x 3.45m)

An excellent sized double bedroom with window to front, built in storage cupboard, radiator, door to en-suite.



En-Suite

A well appointed master suite comprising: wash hand basin set in vanity unit with storage below, double shower cubicle and low level wc. Heated towel rail, tiled flooring, Velux window to ceiling, part tiled walls.



Garage

Single garage with up and over door, power and lighting, door to rear garden.

Outside

A well maintained lawned garden to front with stocked borders and driveway to side leading to a single garage. Private garden to rear with lawned area, decked seating area, flagged seating area, well stocked borders and fencing to boundaries.



Additional Photo



Additional Photo



Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN & COUNTRY I.E.A. ON WREXHAM 291345.

To Make an Offer

TO MAKE AN OFFER

If you would like to make an offer please contact the Office and one of the Team will assist you further.

Services

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

Mortgage Advice

Town and Country Property Services can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

YOUR HOME MAY BE REPOSSESSED IF YOU DO

Hours of Business

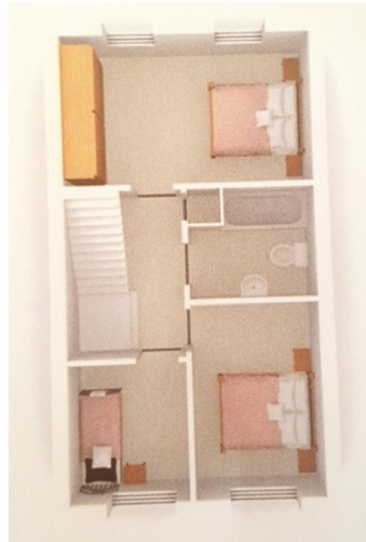
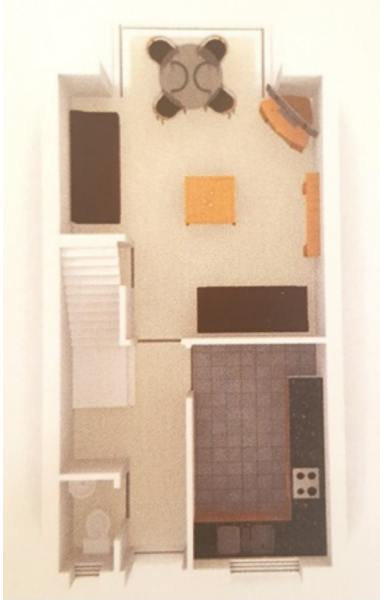
Monday to Friday - 8.30 am - 5.30 pm

Saturday - 9.00 am - 4.00 pm

Sunday - CLOSED

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		83	85	Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions		82	83
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	