



## 8 Ranscombe Crescent

Wrexham, LL13 9UX

£285,000





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## Entrance Hall

The area features a durable and easy-to-maintain tiled floor, offering both practicality and style. A uPVC double glazed window to the front elevation allows natural light to flood the space. A doorway leads through to the converted family room, creating a seamless flow between living areas. Off the family room, there is access to a convenient downstairs cloakroom, ideal for guests and day-to-day use, enhancing the overall functionality of the ground floor layout.

## Family Room

14'4" x 7'10" (4.383 x 2.393)

A uPVC double glazed window to the front elevation provides natural light. A built-in cupboard discreetly houses the electric fuse box. The ceiling is fitted with modern recessed spotlights. A door leads through to the downstairs cloakroom.

## Downstairs Cloakroom

Fitted with a modern low-level WC and a wash hand basin, the wash basin is complemented by contemporary chrome fittings and is ideally positioned for convenience, making this cloakroom a practical addition to the ground floor living space.

## Lounge

14'11" x 12'11" (4.572 x 3.962)

A uPVC double glazed window to the front elevation allows natural light. A wall-mounted radiator, oak-effect laminate flooring, the focal point of the room is a stylish pebble-effect electric fire, mounted on the wall to create a cozy ambiance. A door provides access to the staircase, leading to the first-floor accommodation, while an under stairs storage cupboard offers practical space and also houses the gas-fired combination boiler for the central heating and hot water system, keeping it conveniently located yet neatly out of sight.

## Kitchen/ Breakfast Room

21'4" x 8'1" (6.526 x 2.471)

Beautifully presented in a modern Cashmere high-gloss finish, this well-appointed kitchen features an extensive range of wall and base units with complementary worktop surfaces. It includes a 1.5 bowl stainless steel sink with mixer tap and spray function, seamlessly integrated appliances such as a fridge/freezer, five-ring gas hob, electric oven/grill, microwave, and extractor hood. A built-in wine cooler, integrated washing machine, and tumble dryer offer added convenience. The space is illuminated by sleek ceiling spotlights and benefits from a radiator, UPVC double glazed window to the rear, and UPVC double glazed patio doors with matching side panels, opening out to the rear garden—ideal for indoor-outdoor living.

## First Floor Landing

Featuring a UPVC double glazed window to the side elevation, the landing offers access to the loft space and leads to all principal rooms.

## Bedroom One

13'0" x 11'3" (3.978 x 3.441)

UPVC Double glazed window to the rear elevation, with radiator beneath.

## Bedroom Two

12'9" x 11'10" (3.894 x 3.621)

UPVC Double glazed window to the front elevation, with radiator beneath.

## Bedroom Three

8'7" x 8'1" (2.627 x 2.467)

UPVC Double glazed window to the front elevation, with radiator beneath.

## Family Bathroom

7'11" x 7'10" (2.418 x 2.408)

This beautifully presented and refurbished bathroom offers a stylish and contemporary space, thoughtfully designed with both comfort and functionality in mind. At the heart of the room is a freestanding bath, adding a touch of luxury and elegance. The bath is fitted with a handheld shower attachment. In addition to the bath, the bathroom features a separate, fully enclosed shower cubicle with glass doors. A modern wash hand basin is set into a contemporary vanity unit, offering storage, a low-level WC completes the essential suite. A wall-mounted, chrome-effect heated towel rail/radiator, recessed ceiling spotlights are installed to ensure bright, even illumination throughout, enhancing the clean and modern aesthetic. The flooring is fully tiled. A UPVC double-glazed frosted window is positioned on the side elevation, allowing natural light to filter in while maintaining privacy.

## Garden To The Front

To the front of the property, there is a private driveway providing convenient off-road parking for two vehicles, ensuring easy access and a secure space for residents and visitors alike. The driveway is positioned adjacent to a neatly maintained front garden, which is laid to lawn, offering a welcoming and attractive green space that enhances the property's kerb appeal.

## Garden To The Rear

The property benefits from a generously sized rear garden,

Tel: 01978 353000

thoughtfully arranged to offer distinct areas for relaxation and outdoor enjoyment. Immediately accessed from the rear of the house is a paved patio area, ideal for alfresco dining, entertaining guests. From the patio, the garden steps up to a raised seating area, creating an elevated spot that provides a pleasant view across the rest of the garden—Beyond the seating area, the garden opens out into a spacious, well-maintained lawn, mature trees provide a natural backdrop. The entire garden is enclosed with panel fencing on all sides, offering security and a sense of seclusion, making it a private and peaceful outdoor retreat.

#### Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

#### Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

#### To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

#### Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance

only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

#### Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### Services.

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

#### Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

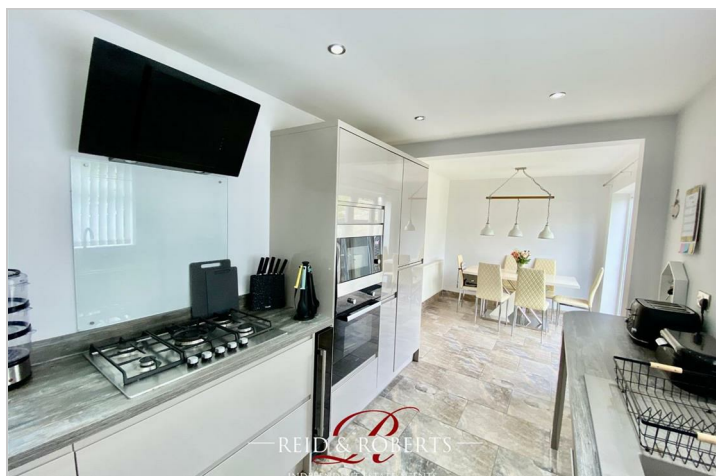
#### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

#### Floor Plan.

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.



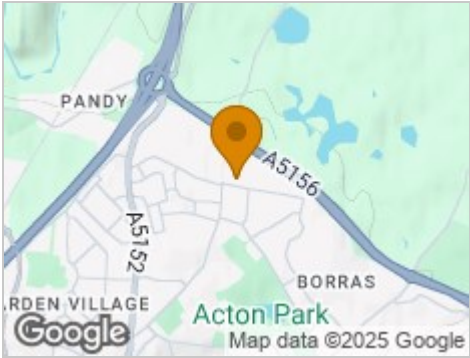
Road Map



Hybrid Map



Terrain Map



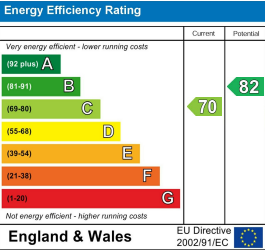
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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