



**21 Clarence Road, Wrexham, LL11 2EU**

**£225,000**

Set behind a gated driveway is this well presented 3 bedroom semi detached house with garage and good sized conservatory conveniently located on the fringe of the city centre having the benefit of an excellent range of amenities, schools, road links and public transport all within easy reach. The accommodation benefits from gas fired central heating, Upvc double glazing, and briefly comprises a Upvc entrance door opening to the enclosed porch and part glazed door to hall with stairs to 1st floor landing, lounge with bay window to front, fitted kitchen dining room with an extensive range of base and wall cupboards and useful understairs store. French doors open to the good sized conservatory that overlooks the rear garden. The 1st floor landing connects the 3 bedrooms and a bathroom. The 2nd bedroom has a stylish range of fitted floor to ceiling wardrobes/drawer units. The bathroom is appointed with a modern white suite with easy clean wall panels to shower/bath area. Externally, the private drive provides ample parking and guest parking leading to the garage. Lawned garden to front and an enclosed rear garden with Indian stone patio and lawn beyond. EPC RATING - D(66)

## LOCATION

Conveniently located within walking distance of the city centre and all its amenities including cafes, restaurants, high street shops, supermarkets and bus and train stations. Schools are local together with good road links to Wrexham, Chester and Mold allowing for daily commuting to the commercial and industrial centres of the region.

## DIRECTIONS

Proceed out of Wrexham city centre along Rhosddu Road taking the right turn into Osbourne Road and first left into Clarence Road and the property will be observed on the left.

## ENTRANCE HALL

Upvc part glazed entrance door opening to the enclosed porch with Upvc double glazed windows to side and part glazed door to Hall with stairs to 1st floor landing and 6 panel door to lounge.

## LOUNGE 16'8 x 13 (5.08m x 3.96m)

Upvc walk in bay window to front with fitted blinds, radiator, electric fire in surround, coving to ceiling and an open aspect to the kitchen/dining room.

## KITCHEN DINING ROOM 16'2 x 8'5 (4.93m x 2.57m)

Appointed with a fitted range of base and wall cupboards complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, 4 ring gas hob with oven/grill below and extractor hood above, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine, glass fronted display cabinets, part tiled walls, part tiled floor, Worcester gas combination boiler, useful understairs store cupboard, Upvc double glazed window and Upvc French doors opening to the conservatory.

## CONSERVATORY 14'9 x 14'4 max (4.50m x 4.37m max)

Enjoying a pleasant aspect overlooking the rear garden through Upvc double glazed windows on a brick plinth with fitted blinds, tiled floor, Upvc French doors opening to the rear patio, Upvc part glazed external door to driveway and ceiling spotlights.

## 1ST FLOOR LANDING

Approached via the staircase from the entrance hall to 1st floor landing with Upvc double glazed window to side and fitted blinds, ceiling hatch to roof space with pull down loft ladder and 6 panel doors off to all rooms.

## BEDROOM 1 13'2 x 9'4 (4.01m x 2.84m)

Upvc double glazed window to front with fitted blinds, built in store cupboard and radiator.

## BEDROOM 2 10'9 x 9'4 (3.28m x 2.84m)

A upvc double glazed window to rear with fitted blinds, radiator and recently fitted full width

wardrobes providing excellent hanging space and storage.

## BEDROOM 3 9' x 6'6 (2.74m x 1.98m)

Upvc double glazed window to front with fitted blinds and radiator.

## BATHROOM

Appointed with a modern white suite of low flush w.c., wash hand basin, bath with side panel and electric shower above, splash screen, part easy clean wall panels, Upvc double glazed window and chrome heated towel rail.

## OUTSIDE

The property is approached through double metal gates opening to the good sized drive providing ample parking and guest parking. Lawned garden to front. Garage with metal door, lighting, power and rear personal door. To the rear is an enclosed garden providing a safe family environment that includes an Indian stone paved patio area, lawn, external electric sockets, cold water tap and timber fencing.

## PLEASE NOTE

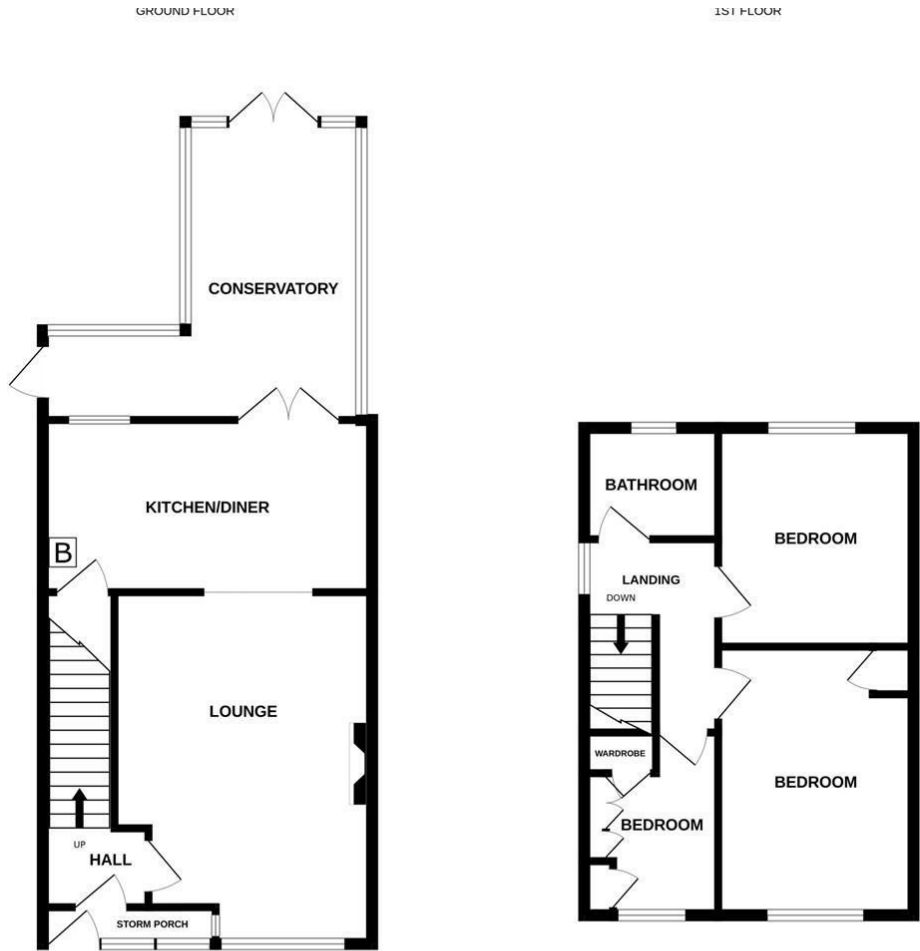
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Floor Plan

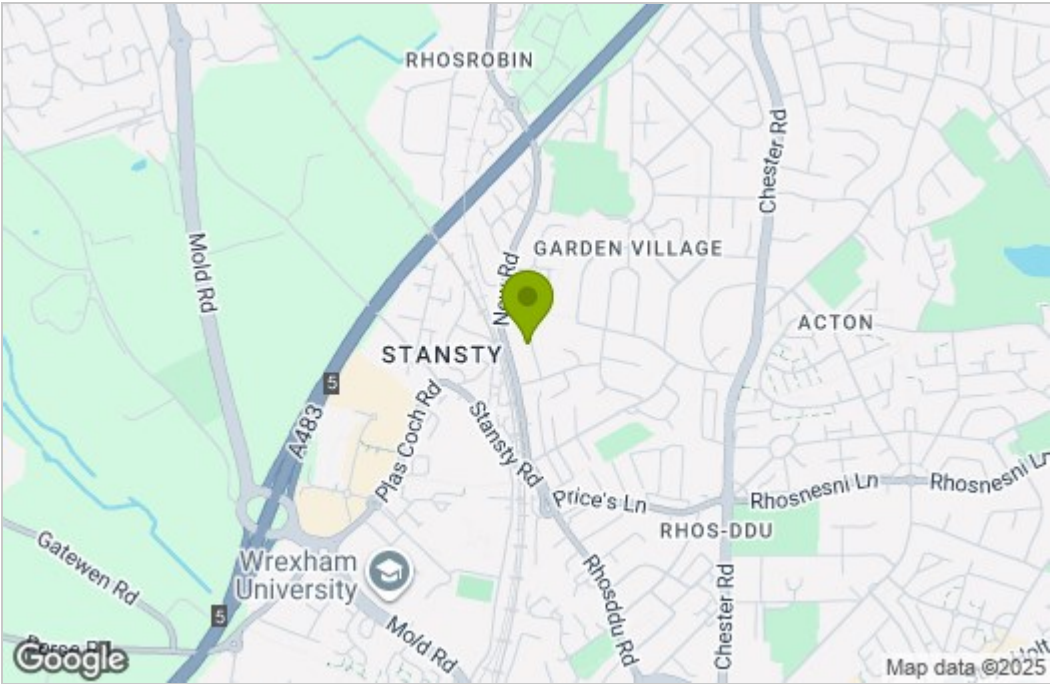


TOTAL FLOOR AREA : 961 sq.ft (89.3 sq.m.) approx.

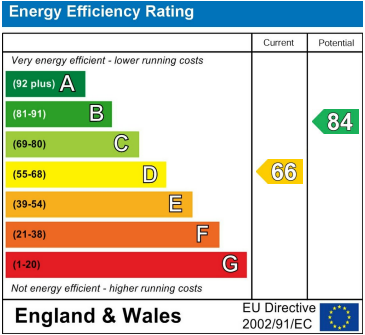
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Area Map



Energy Efficiency Graph



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