

# Town & Country

Estate & Letting Agents

Trinity Way, Wrexham

£279,950



Ideally situated in a popular village with convenient access to Wrexham, motorway links, schools, and local amenities, this well-presented four-bedroom detached home features UPVC double glazing and gas central heating. The accommodation includes an entrance hall with cloakroom/WC, a front-facing living room with bay window, a sitting/dining room with patio doors to the rear garden, and a stylish wood grain-effect kitchen with adjoining utility. Upstairs offers a family bathroom and four bedrooms, including a principal bedroom with ensuite. Outside, there's a front lawn with off-road parking, a detached garage, and a private rear garden with patios, decking, and lawn, all enclosed by timber fencing.

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## DESCRIPTION

Located in a sought-after village with easy access to Wrexham, major road networks, schools, and everyday amenities, this attractive four-bedroom detached home is well-appointed throughout and benefits from UPVC double glazing and gas central heating. The ground floor features an entrance hall with cloakroom/WC, a bay-fronted living room, a sitting/dining room with patio doors opening to the rear garden, and a contemporary wood grain-effect kitchen with adjoining utility room. Upstairs, there are four bedrooms including a principal with ensuite, plus a modern family bathroom. Externally, the property offers a lawned front garden with off-road parking, a detached garage, and a private rear garden with paved patios, a decked seating area, and lawn—all enclosed by timber fencing.

## DIRECTIONS

Head northwest on the A541 (Mold Road) from the town centre.

Continue for approximately 2.5 miles, passing Glyndwr University and the Racecourse Ground.

At the Gwersyllt roundabout, take the second exit onto Old Mold Road (B5101).

Continue straight, then take a left turn onto Heol Cefn. Turn right onto Trinity Way.

Number 4 is located on the left-hand side, identifiable as a detached property with off-road parking and a front lawn.

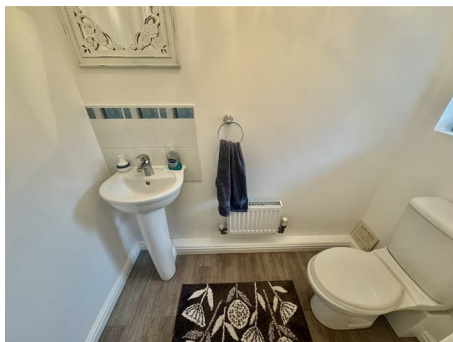
The property is conveniently located close to local schools, shops, and Gwersyllt train station, making it easily accessible for both local and regional travel.



## ENTRANCE HALL

8'8 x 5'10

The property is entered via a double-glazed front door, which opens onto wood grain-effect laminate flooring and an entrance hall with a radiator. A staircase with spindle balustrades rises to the first-floor accommodation, with a storage cupboard beneath. Doors lead off to the living room, dining/sitting room, and cloakroom WC.



## CLOAKROOM WC

6 x 3'3

Installed with a white suite comprising a dual flush low level WC along with a pedestal wash hand basin on a tile splashback, wood grain affect laminate flooring, a radiator and an opaque window facing the front elevation.



## LIVING ROOM

13'8 x 12'8

Having a bay window facing the front elevation, a radiator and a wall mounted pebble effect electric fire.



## DINING/SITTING ROOM

12'9 x 9'4

Continuing the wood grain-effect laminate flooring from the entrance hall, the dining/sitting room features a radiator and patio doors opening onto the paved rear garden patio. An open archway leads through to the kitchen.



## KITCHEN

9'7 x 9'1

The kitchen is fitted with a stylish range of light wood grain-effect wall, base, and drawer units, complemented by stainless steel handles and work surfaces. It includes space for a breakfast bar and features a stainless steel 1.5 bowl sink unit with adjustable mixer tap and tiled splashback. Integrated appliances include a stainless steel double oven, hob, and extractor hood, with space and plumbing for a dishwasher. There is a window overlooking the rear garden, a radiator, and recessed ceiling downlights. An open archway leads through to the utility room.

## UTILITY ROOM

6'4 x 5'2

With a recently installed glow worm boiler mounted to the wall, a worksurface and base cabinet with housing and plumbing for a washing machine beneath a radiator and double glazed back door off.

## FIRST FLOOR LANDING

The banister and spindle balustrade continue from the entrance hall to a first-floor landing, which provides access to the loft. The landing also features a radiator, a side-facing window, and doors leading to the family bathroom and all four bedrooms, including the principal bedroom with ensuite facilities.



## BEDROOM ONE

11'6 x 11'4

Fitted with a range of wardrobes featuring triple sliding doors with mirrored inserts, this room has a front-facing window with a radiator beneath. A door leads through to the ensuite shower room.



## ENSUITE SHOWER ROOM

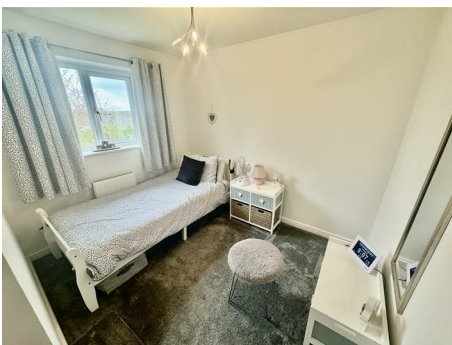
Installed with a modern white suite comprising a shower enclosure with thermostatic shower and panelled walls, dual flush low level WC, a pedestal wash hand basin with partially tiled walls, the radiator, an opaque window to the side elevation and an extractor fan within the ceiling.



## BEDROOM TWO

9'3 x 9'1

With a radiator, airing cupboard and a window to the rear elevation.



## BEDROOM THREE

8'10 x 7'1

Having a window to the rear elevation and a radiator.



## BEDROOM FOUR

With a radiator and a window facing the front elevation.



## EXTERNALLY FRONT

To the front of the property, there is off-road parking leading to a detached garage, alongside a lawned and shrubbed garden. A timber gate provides side access to the rear garden, while a paved pathway leads to the front door, which features a canopy porch and an outside light.



## REAR GARDEN

Timber side access opens to a paved pathway running alongside a lawned garden at the side of the property, leading to the rear garden. The rear features a paved patio, a storage area on the opposite side, and a decked seating area in the far left corner. The garden is mainly laid to lawn with a variety of shrubs and is enclosed by timber fence panels. An external water supply is also provided.



## Garage

A detached garage with a pitched roof, featuring an up-and-over door, power supply, and lighting.

## Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

## Mortgage Advice

Town and Country 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.

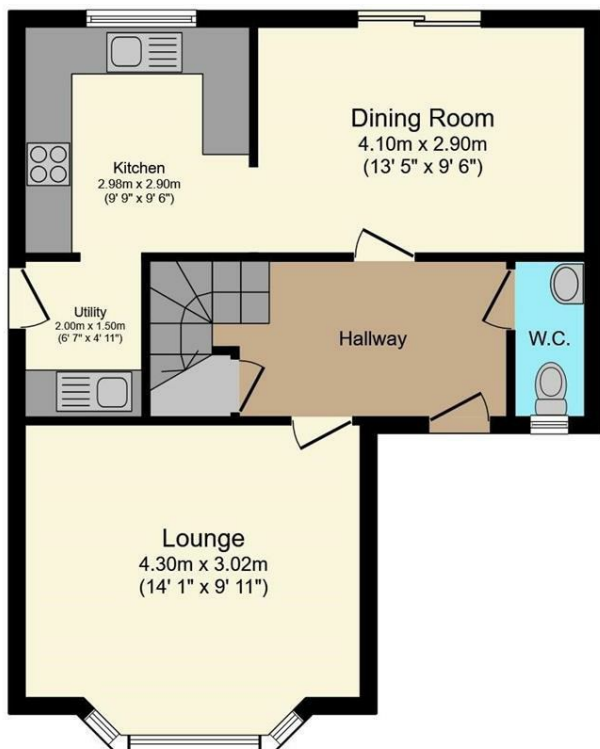
Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

Approval No. H110624

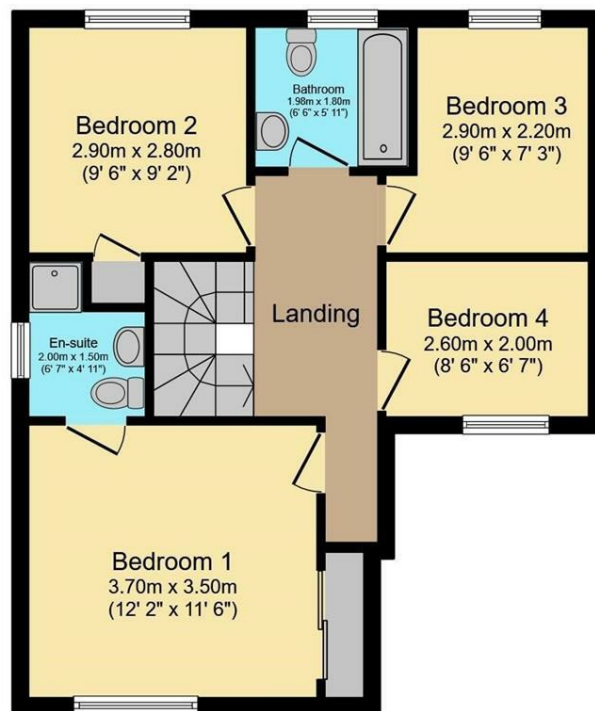
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

## 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.

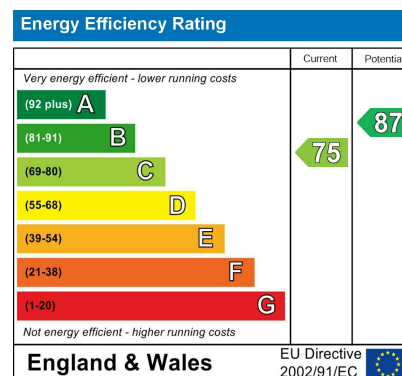


**Ground Floor**



**First Floor**

Total floor area 104.2 sq.m. (1,121 sq.ft.) approx



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 must 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.