

# Town & Country

Estate & Letting Agents

Talwrn Road, Legacy

Offers over £425,000



TOWN AND COUNTRY ARE PROUD TO PRESENT THIS: Superbly presented & spacious detached four bedroom bay fronted home occupying an extensive corner plot with potential for further extension. The property comprises; entrance hallway, lounge, kitchen, dining room & shower room on the ground floor, with four bedrooms & bathroom on the first floor. Externally is a driveway to front & side, with integral garage & further garage to rear, with sweeping gardens surrounding the property. This beautiful property filled with

Imperial Buildings, King Street, Wrexham, LL11 1HE  
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### Entrance

Door to front entrance hall. Lovely panelled staircase rising to the first floor. Picture rail. Radiator. Doors off to:

### Lounge

**13'6 x 11'11(4.11m x 3.63m)**

Electric fire display. Picture rail. Double glazed bay window to front. Radiator.



### Kitchen

**19'3 x 10'0(5.87m x 3.05m)**

Fitted with a range of wall, base and drawer units with a roll top work surface. Stainless steel sink unit and drainer with mixer tap. Splashback tiling. Integrated electric cooker, hob and extractor hood over. Space for fridge-freezer. Space for dishwasher. Space for tumble dryer. Inset spotlights. Understairs storage cupboard. Window to side overlooking garden. Radiator.



### Additional Photo



### Dining Room

**12'11 x 10'10(3.94m x 3.30m)**

Dado rail. Picture rail. Timber effect laminate flooring. Ample space for dining table and chairs. French UPVC patio doors to rear. Radiator.



### Shower Room

Low level W/C. Walk-in double shower cubicle with electric shower over. Inset spotlights. Window to rear. Radiator.

### Landing

Split staircase to first floor. Loft access. Airing cupboard housing tank and shelving. Doors off to:

### Bedroom One

**11'7 x 13'8(3.53m x 4.17m)**

Picture rail. Bay window to front. Radiator.



### Bedroom Two

**12'9 x 10'10(3.89m x 3.30m)**

Built-in cupboard with shelving. Picture rail. Window to rear. Radiator.



### Bedroom Three

**11'11 x 9'9(3.63m x 2.97m)**

Window to front. Radiator.



### Bedroom Four

**6'9 x 6'5(2.06m x 1.96m)**

Window to front. Radiator.



### Bathroom

Low level W/C. Pedestal wash hand basin. Jacuzzi corner bath. Part tiled walls. Window to rear. Radiator.



### Garage

Integral single garage with rear up and over door, front opening doors, power and light. Detached garage to rear with up and over door x2.

### Outside

Extensive corner plot with driveway to front to side. Spacious garden covering three sides allowing for potential to extend with relevant permissions. Mixture of mature hedging and conifers. Flagged patio and seating area. Large parking area to rear.



### Additional Photo



### Additional Photo



### Additional Photo



### Additional Photo



### Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

### 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 any of 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 NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

### Hours of Business

Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm  
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

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.