

Town & Country

Estate & Letting Agents

Beverley Close, Wrexham

£295,000



Situated in a nice quiet cul-de-sac on a modern development with easy access to Wrexham town centre, a variety of amenities and local motorway networks, this detached property has undergone a series of improvements and extension undertaken by the current owner. Benefitting from UPVC triple glazing and gas central heating, the property in brief comprises; entrance hall, lounge, dining area, a contemporary kitchen, a gym/sitting room and the first floor landing, which offers access to a modern three-piece bathroom suite and to all four bedrooms, the principle of which offers en-suite facilities. Externally, the front of the property is wider than is perhaps normally expected and therefore supports parking for up to 4 reasonable size vehicles, with access to the rear garden which can be gained from either side of the property and leads to a large patio area with an awning and lawn garden with slight chip and shrugged border. Viewings are highly recommended!

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

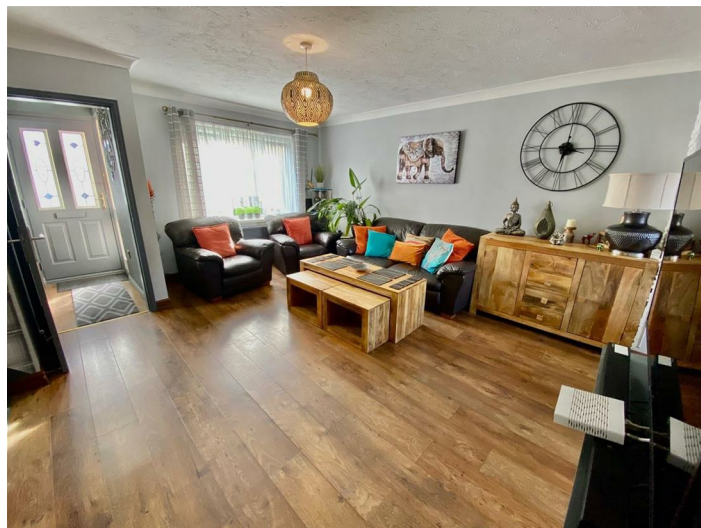
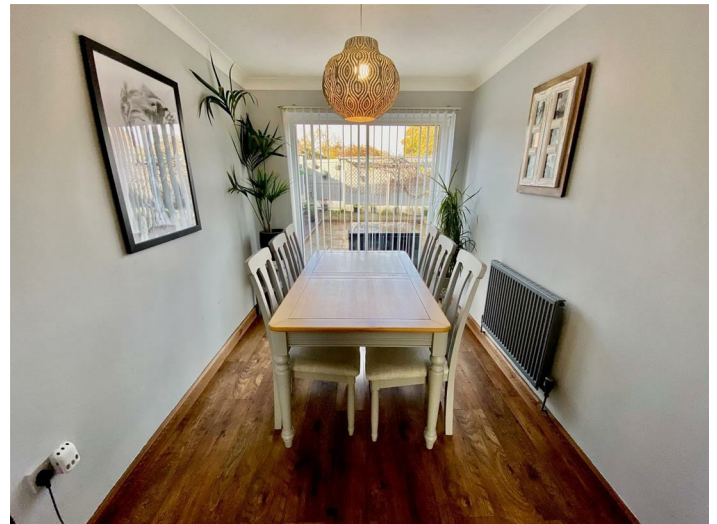
TEL: 01978 291345



Entrance

5'6 x 4'6

The property is accessed via a double glazed timber panelled door to front, opening to the entrance hall. Timber laminate flooring. Storage cupboard and shelving. Double glazed window to front. Triple glazed window to side. Inset spotlights to ceiling. Doors to:



Lounge

15'9 x 14'9

Stairs to first floor. Timber laminate flooring. UPVC triple glazed window to front. Radiator. Glazed door to kitchen. Opening to the dining area.

Dining Room

10'3 x 7'3

Continuation of timber laminate flooring. Ample space for dining table and chairs. Patio door to rear garden. Radiator.



Kitchen

16'2 x 9'6

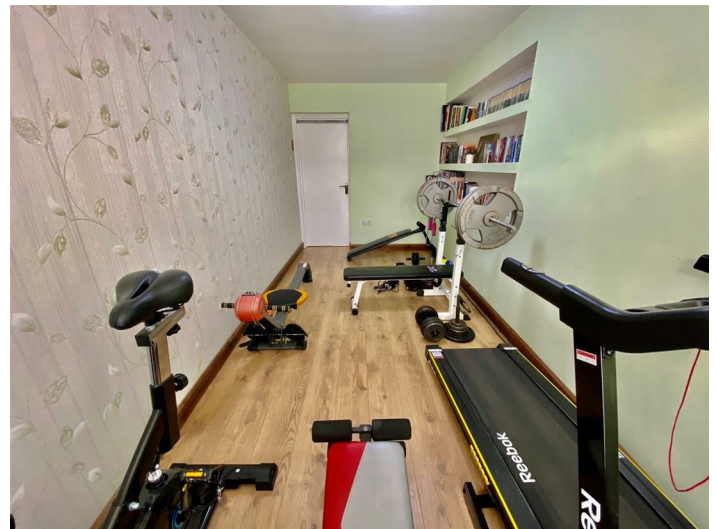
Fitted with a range of glass fronted wall, base and drawer units with complementary work surfaces. The work surface space incorporates a breakfast bar housing a resin bowl sink unit and drainer with mixer tap. Integrated stainless steel oven, hob and microwave with extractor hood above. Integrated washing machine. Integrated dishwasher. Timber laminate flooring. UPVC triple glazed window to rear. UPVC triple glazed door to rear. Door to downstairs storage. Door to gym/sitting room.



Sitting Room/Gym

16'2 x 7'5

Spacious reception room suitable for a variety of uses, currently being utilised as a gym. Timber laminate flooring. UPVC triple glazing window to front. Radiator.





Landing

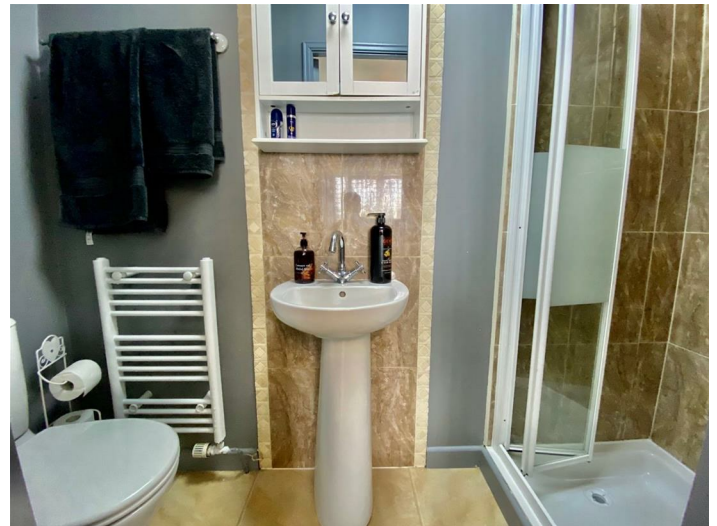
Loft access with retractable timber ladder. Storage cupboard.
Doors to:



Bedroom One

12'2 x 9'7

Timber laminate flooring. UPVC triple glazed window to front.
Radiator. Door to en-suite.



En-Suite

Low level W/C. Pedestal wash hand basin. Separate shower enclosure with thermostatic shower. Partially tiled walls.
Ceramic tiled flooring. Heated towel rail.



Bedroom Two

13'9 x 10'9

Timber laminate flooring. UPVC triple glazed window to front x2. Radiator.



Bedroom Four

9'10 x 9'9

Timber laminate flooring. UPVC triple glazed window to rear. Radiator.



Bedroom Three

15'6 x 7'6

Timber laminate flooring. UPVC triple glazed window to side and to rear. Radiator.



Bathroom

6'4 x 5'2

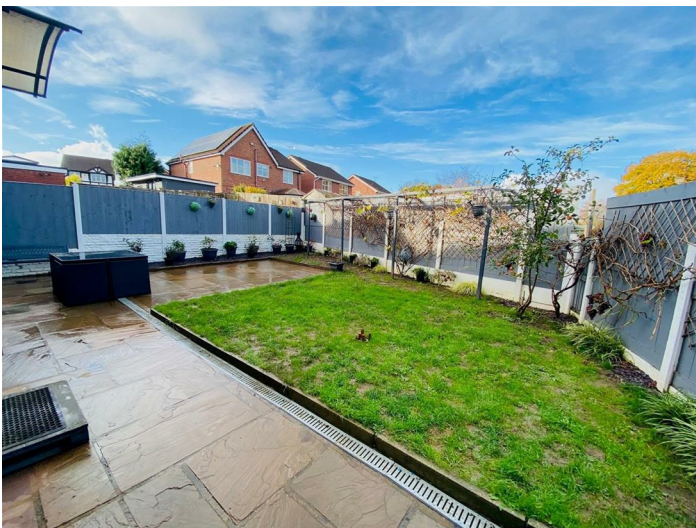
Low level W/C. Wash hand basin set in a vanity unit. Panel enclosed bath with mixer tap and handheld shower extension. Curved protective screen. Ceramic tiled flooring. Heated towel rail. UPVC opaque triple glazed window to rear.



Outside

With a wider than average frontage and a small lawned, shrubbed and paved garden, this property has the potential to support parking for four vehicles. With single timber gate and double timber gate side giving access to the rear garden through a paved storage area. Timber shed with power. A further timber gate opening to the rear garden.

The rear garden has a large paved patio area, an awning over the rear patio door, external light and water supply, a lawn and garden with chipped, slates and shrub borders, all enclosed by a series of timber fence panels.



Viewings (Wrexham)

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

To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

Services (Wrexham)

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

Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm

Saturday - 9:00am - 4:00pm

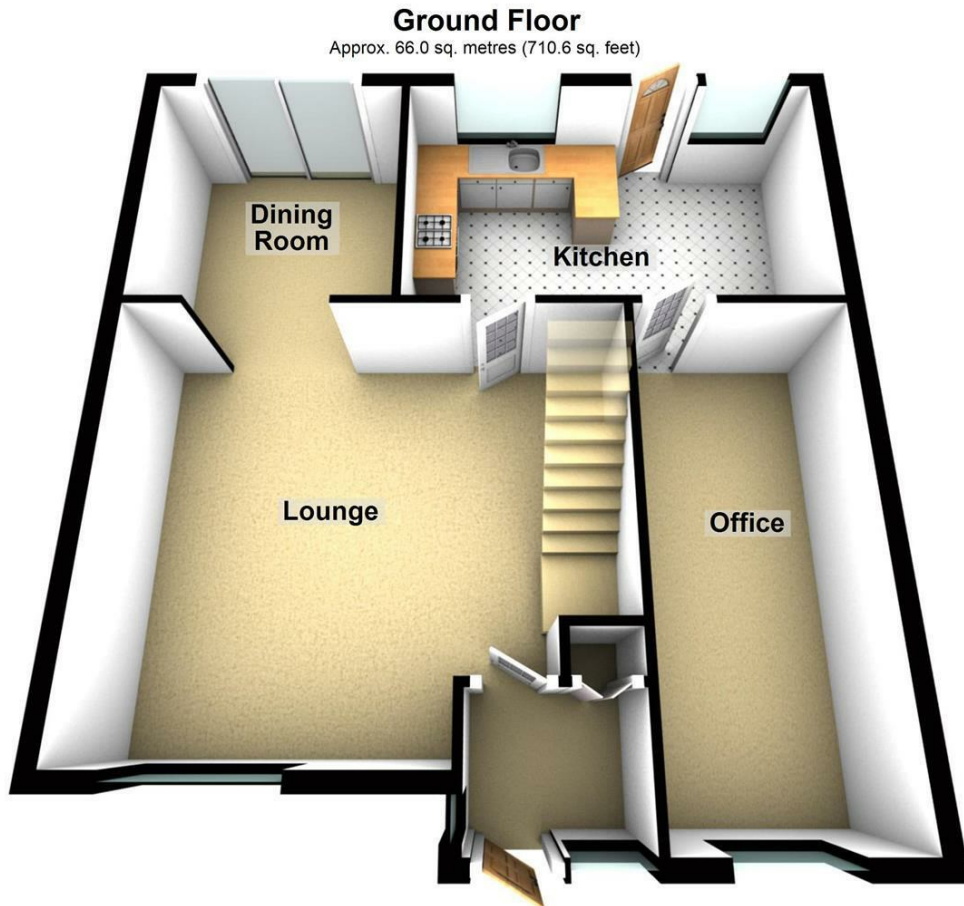
Mortgage Advice (Wrexham)

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 (Wrexham)

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<div style="border: 1px solid black; padding: 5px; display: inline-block;">86</div> <div style="border: 1px solid black; padding: 5px; display: inline-block; margin-top: 10px;">70</div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	