

# Town & Country

Estate & Letting Agents

Hardwick Drive, Wrexham

£329,950



Forming part of a large development with easy access to Wrexham city centre, local motorway networks and with a host of amenities closer to this substantial property with accommodation spread out over three floors enjoying light and versatile living space which benefits from gas central heating and UPVC double glazing. comprises a ground floor with an entrance hall with cloakroom WC off-through kitchen/dining room and living room. The first-floor landing offers access to the bedroom of a walk-in wardrobe and en-suite to bedrooms three and five and into a family bathroom with stairs off rising to the second-floor accommodation, the landing of which offers access to the principal bedroom, bedroom six and a second bathroom. Externally to the front of the property is a lawn, gravel and shrub garden with a paved pathway leading to a canopy portal above the front door. Vehicular access is to the side of the property leads to 2 tandem spaces with off-road parking for up to 4 good size vehicles. Timber shed access to the rear garden itself being predominantly laid to lawn with a large paved patio area, timber shed and enclosed by a series of fence gate panels.

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## Externally Front

The property is approached over a paved pathway with lawn, shrub and gravel gardens leading to the front door. Access to the property's off-road parking is gained alongside the property.



## Rear Garden

To the rear of the property is a lawned garden with a generous sized paved patio area, outside lighting and timber access opens to 2 tandem parking spaces for up to 4 cars.

## Entrance Hall

The property is entered through a double glazed front door which opens to stairs authorising to the first floor accommodation, doors off opening to the kitchen/dining room, living room and cloakroom WC.



## Cloakroom WC

6'1" x 2'8"

Installed with the flush low level WC, pedestal wash hand basin and radiator with an extractor fan on the wall and an opaque window facing the front elevation.



## Living Room

17'7" x 10'9"

With a feature electric fire, two radiators and UPVC double glaze French doors opening to the rear gardens paved patio area.



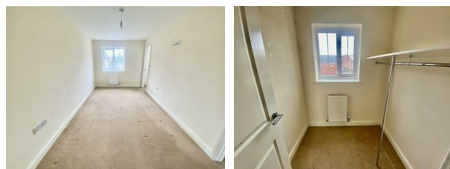
## Kitchen/Dining Room

25'8" x 11'2"

The kitchen area is fitted with a range of gloss fronted contemporary wall base and draw units which are complimented by stainless steel handles and an island unit with granite work surface. Work surface space houses a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback. There is space for a cooker with an extractor hood space and plumbing for a dishwasher and washing machine, a ceramic tiled floor, radiator, extractor fan recess down light set within the ceiling and UPVC double glaze French doors opening to the rear garden. The dining area has a window facing the front elevation, a radiator and access to under stairs storage cupboard space.

## First Floor Landing

With a radiator, stairs off rising to the first floor accommodation and doors off opening to the bathroom and to bedrooms two, three and five.



## Bedroom Two

15'2" x 8'6"

First Floor - With a window facing the front elevation with radiator below, provision for a wall mounted television. Door off opening to a walk in wardrobe measuring 5'7" x 5'2" with a window facing the rear elevation and a radiator and the second door opening to an en-suite shower room

## En-Suite Shower Room

8'3" x 5'7"

First Floor - installed with an oversize shower enclosure with thermostatic shower, a dual flush low level WC, pedestal wash hand basin, partially tiled walls, radiator, extractor fan and an opaque window to the front elevation.



## Bedroom Three

12'6" x 7'9"

First Floor - With a built-in storage cupboard, a window to the front elevation with the radiator below along with a built-in double wardrobe with glass sliding doors.



## Bedroom Five

7'4" x 6'3"

First Floor - Windows to the rear elevation with a radiator below.



## Family Bathroom

9 x 6

First Floor - Installed with a modern white suite

comprising a panel bath, separate shower enclosure with thermostatic shower, a flush low level WC, pedestal wash hand basin, partially tiled wall with a radiator, an extractor fan and an opaque window to the rear elevation.

## Second Floor Landing

With doors off to a second bathroom and to the principal bedroom along with bedrooms four and six having a radiator, a built-in cupboard and access to the loft.



## Principal Bedroom

15'2" x 8'6"

Second Floor - With a window to the front elevation with a radiator below, a built-in wardrobe with hanging rails with the door opening measuring 5'7" x 7'3" with a window to the rear elevation and a radiator below.



## Principal Bedroom - Walk In wardrobe

5'7" x 7'3"

with hanging rails and a window to the rear elevation with the radiator below.



## Principle Bedroom - En-Suite

8'3" x 5'8"

Second Floor - Installed with an oversize shower enclosure with thermostatic shower and a vanity unit housing a low-level WC and wash hand basin parsley tile with a radiator, extractor fan, recessed downlights and an opaque window to the front elevation.



## Bedroom Four

12'4" x 8'1"

Second Floor - With a window facing the front elevation with the radiator below.



## Bedroom Six

7'4" x 6'3"

Second Floor - Having a built in cupboard housing, the hot water pressurised cylinder and a boiler along with the window facing the rear elevation with the radiator below.

## 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.

## 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.**

## Services

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

## To Make an Offer

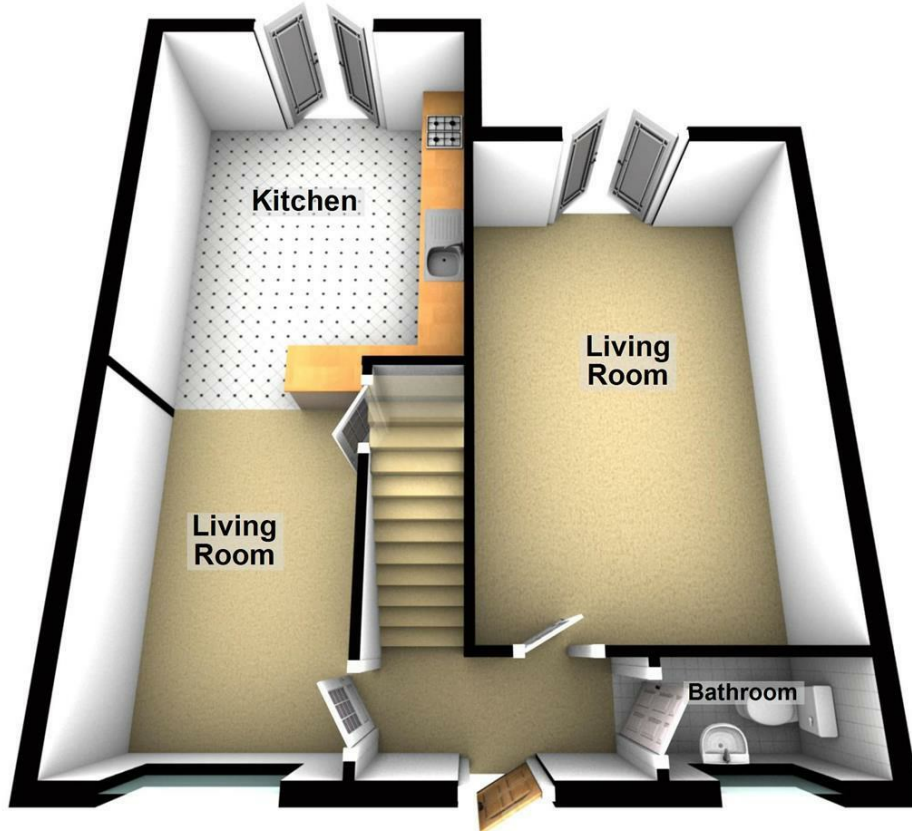
If you would like to make an offer, please contact a member of our team who will assist you further.

## Viewings

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

**Ground Floor**

Approx. 50.8 sq. metres (547.2 sq. feet)



Total area: approx. 142.8 sq. metres (1536.8 sq. feet)

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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 