

Town & Country

Estate & Letting Agents

Bath Road, Wrexham

£295,000



This detached four bedroom property that is located within easy access of the centre of Wrexham is in need of a degree of modernisation and does however benefit from UPVC double glazing and a recently installed Worcester boiler. The internal accommodation in brief comprises of an entrance porch, a living room, a sitting room, a kitchen, a dining room, a conservatory and a first floor landing offering access to the shower room and four generous size bedrooms the principle of which featuring an ensuite bathroom. . Externally the property has front and rear gardens with off-road parking to the front of a single garage.

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DESCRIPTION

A four bedroom detached property sitting close to the centre of Wrexham in brief comprising of a garage, an entrance porch, a living room, a sitting room, a kitchen, a dining room, a conservatory, a first floor landing, four bedrooms, an ensuite bathroom and a shower room.

LOCATION

The property is located in a charming residential area located towards the north of Wrexham, the area boasts a mix of modern and period properties including Victorian homes. The area is a popular choice for families and individuals seeking a peaceful yet conveniently located community.

DIRECTIONS

Head north-west on Regent St towards King St, Regent St turns left and becomes Bradley Rd/A5152, Go through 1 roundabout, At the roundabout, take the 1st exit onto Ruabon Rd/A5152, Turn right onto Bath Rd, Destination will be on the right.



EXTERNALLY FRONT

To the front of the property is concrete off-road parking positioned in front of a single garage with a shrub front garden.

GARAGE

A single garage with an up and over garage door. There is also power, light and a rear access door

ENTRANCE PORCH

The property is entered through a UPVC double glazed front door that opens to a ceramically tiled floor, fitted cloaks and a glazed door that opens to the living room.



LIVING ROOM

16'4"×14'7"

The living room features a bay window that faces the front elevation, a radiator, stairs that rise to the first floor accommodation and a central coal effect gas fire.



SITTING ROOM

14'10"×11 feet

The sitting room features a tiled ornamental fire place, a radiator and a bay window that faces the front elevation.



KITCHEN

14 9 inches times 8 feet

The kitchen is fitted with wall and drawer units with a work surface space that houses a single stainless steel drainer unit. The integrated appliances include a stainless steel double oven gas hob and an extractor hood. Other features of the kitchen include space and plumbing for a washing machine, a recently installed Worcester wall mounted gas boiler, partially tiled walls and a ceramically tiled floor, two windows that face the rear elevation, a UPVC double glazed door that opens to the back door and an arch through way to the dining room.



DINING ROOM

11 feet 6×9'5"

The dining room features a ceramically tiled floor, a window that faces the side elevation, a radiator and timber glazed double doors that open to the conservatory.



CONSERVATORY

13x8 feet

The conservatory consists of a ceramically tiled floor, a radiator and a UPVC double glazed door that opens to the rear garden.

FIRST FLOOR LANDING

The first floor landing features doors that open to all four bedrooms and to the family bathroom. Other features of the bedroom include a built in cupboard and loft access.



BEDROOM ONE

13'6" x 11'4" max

This bedroom is fitted with wardrobes, luggage cupboards and bedside cabinets. Other features of the bedroom include a window that faces the front elevation, a radiator and a door that opens to the ensuite bathroom.



ENSUITE BATHROOM

7'2" x 5'5"

The ensuite bathroom is installed with a panel bath, a low level W/C, a radiator, partially tiled walls, an opaque window that faces the front elevation and access to the loft space.



BEDROOM TWO

12'2" x 10'6"

This bedroom features a window that faces the front elevation and a radiator.



BEDROOM THREE

12'3" x 8'6"

This bedroom features a window that

faces the rear elevation, a radiator and a built in wardrobe.



BEDROOM FOUR

8'8" x 10'1"

This bedroom features a window that faces the rear elevation and a radiator.



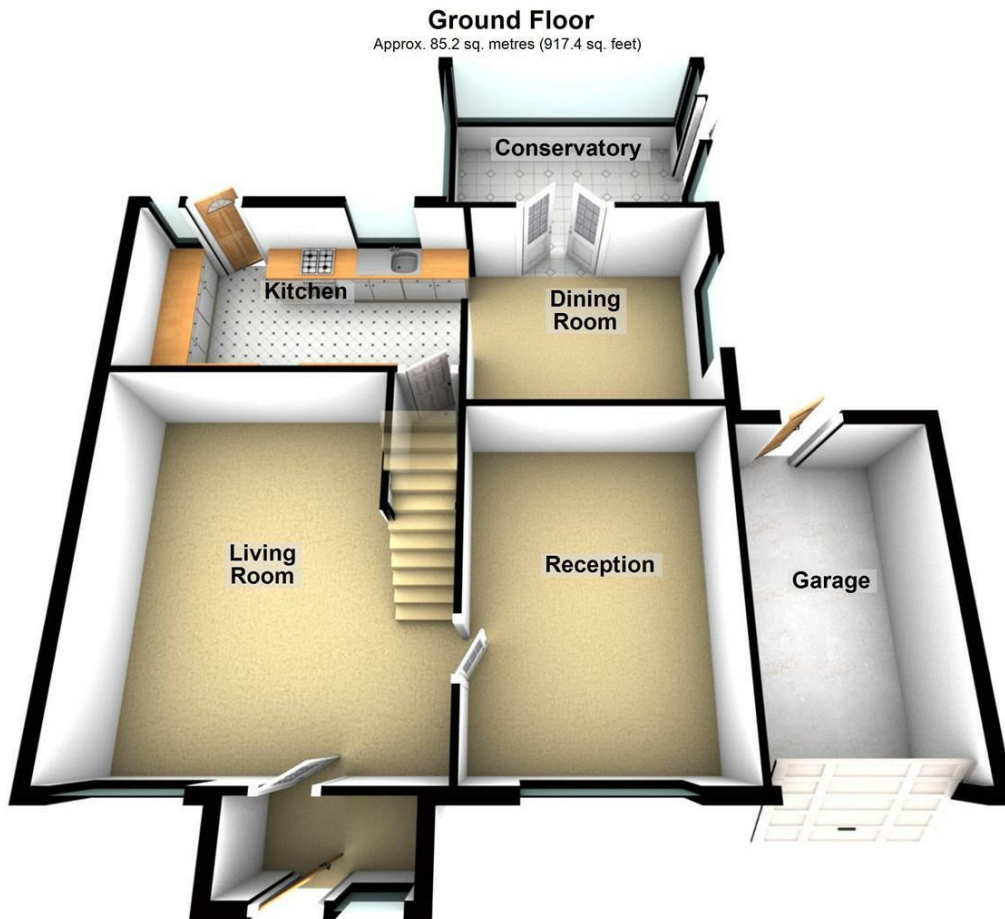
SHOWER ROOM

6 feet times 5'7"

The shower room is installed with a corner shower enclosure that features an electric shower, a low level W/C, a radiator, partially tiled walls and an opaque window that faces the rear elevation.

EXTERNALLY REAR

Externally the rear of the property requires some attention with the garden being predominantly paved with gated side access. The garden is enclosed with a combination of timber fence panel and walling.



Total area: approx. 147.3 sq. metres (1586.0 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) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	