

# Town & Country

Estate & Letting Agents

Gladwyn Road, Wrexham

£220,000



In the sought-after area of Wrexham, this three-bedroom semi-detached property offers convenient access to local bus routes, motorway networks, the city centre, and everyday amenities. The property has UPVC double glazing, gas central heating, porch, entrance hall, kitchen/dining room, rear hall, living room, three bedrooms, a shower room, off-road parking, gated side access, and a generously sized rear garden. No onward chain.

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## DESCRIPTION

Located in the sought-after area of Wrexham, this three-bedroom semi-detached property offers convenient access to local bus routes, motorway networks, the city centre, and a range of everyday amenities. The property benefits from UPVC double glazing and gas central heating, and comprises a porch, entrance hall, kitchen/dining room, rear hall, living room, and first-floor landing providing access to three bedrooms and a shower room. Externally, the property features ample off-road parking on purple concrete at the front, with gated side access leading to a generously sized rear garden. The garden is mostly laid to lawn with shrubbery, complemented by a paved patio area and a brick outbuilding. This property is offered for sale with the benefit of no onward chain.



## LOCATION

The property is located on the outskirts of Acton. Discover the charm of Acton, a desirable neighbourhood nestled in the heart of Wrexham. This vibrant community offers a perfect blend of convenience and tranquillity, with easy access to local shops, schools, and leisure facilities. Acton is renowned for its family-friendly atmosphere, boasting a variety of housing options from cosy terraces to spacious modern homes. Ideal for both young professionals and growing families, Acton promises a peaceful residential environment while

being just moments away from Wrexham's bustling town centre. Don't miss the opportunity to make Acton your home and enjoy all that this thriving community has to offer.

## DIRECTIONS

From the Wrexham branch: Head north-east on King Street towards Lord Street, turn right onto Duke Street, turn right onto Regent Street, turn right at Grosvenor Road/A5152, continue onto Grosvenor Road/A5152, at the roundabout, take the 2nd exit onto A5152, slight left onto Grove Road, turn left onto Chester Road/A5152, go through 1 roundabout, turn right onto Smithy Lane, turn right onto Rossett Way, turn left onto Gladwyn Road. The destination will be on the left.

## ENTRANCE PORCH

The property is entered through a composite leaded double-glazed front door into an entrance porch featuring a patterned ceramic tile floor, a light fixture, and a glazed timber panel door that opens to the entrance hall.

## ENTRANCE HALL

The ceramic tiles continue into the entrance hall, where stairs rise to the first-floor accommodation. Doors open to both the living room and the kitchen/dining room.



## LIVING ROOM

18'5" x 11'3"

The living room boasts a feature electric

fire with surround, a front-facing window with a radiator below, and an additional radiator at the rear of the room. UPVC double-glazed French doors open onto the paved patio area in the rear garden.



## KITCHEN/DINING ROOM

18'5" x 8'7"

The kitchen features a range of gloss white wall, base, and drawer units with wood-effect work surfaces, housing a stainless steel single drainer sink unit with a mixer tap and tile splashback. Integrated appliances include a stainless steel oven, hob, extractor hood, and fridge, with space and plumbing provided for a washing machine. A Worcester gas combination boiler is mounted on the wall. The room is illuminated by windows facing both the front and rear elevations, and it includes a ceramic tile floor, radiator, and a door opening to the rear hall.

## REAR HALL

The rear hall features built-in under-stairs storage, a UPVC double-glazed back door, and a ceramic tile floor.

## FIRST FLOOR LANDING

The first-floor landing includes a window facing the rear elevation, access to the loft, a radiator, and doors opening to the shower room and all three bedrooms.





## SHOWER ROOM

9'5" x 5'4" max

This L-shaped shower room is fitted with a white three-piece suite comprising a low-level WC, pedestal wash basin with mixer tap, and a corner shower enclosure with an electric shower. It features a radiator, two opaque windows to the rear elevation, and fully tiled walls.



## BEDROOM ONE

9'10" x 11'4"

The bedroom features a deep built-in wardrobe with sliding mirror doors and a window overlooking the front elevation with a radiator positioned below.



## BEDROOM TWO

13'0" x 8'6"

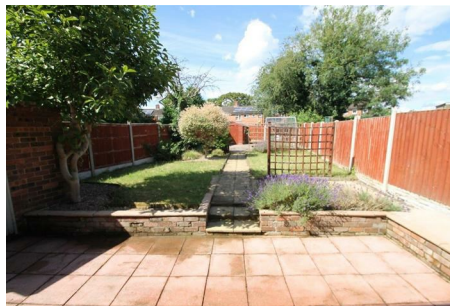
The second bedroom benefits from a built-in corner cupboard, a window to front elevation and a radiator.



## BEDROOM THREE

8'7" x 8'4"

With a window to the rear elevation and a radiator.



## EXTERNALLY

To the front of the property, there is ample patterned off-road parking, bordered by low fencing and featuring an outside light and timber gated access to the rear garden.

The generously sized rear garden

includes a lawn with shrubbery, a paved patio area, a brick outbuilding, and provisions for both light and water supply. Towards the rear of the garden, there is an additional concrete area hosting a greenhouse and timber shed. The entire rear garden is enclosed by a series of timber fence panels.

## SERVICES TO PROPERTY

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

Freehold:

Council Tax Band: C £1790

## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Wrexham on 01978 291345.

## SUBMIT AN OFFER

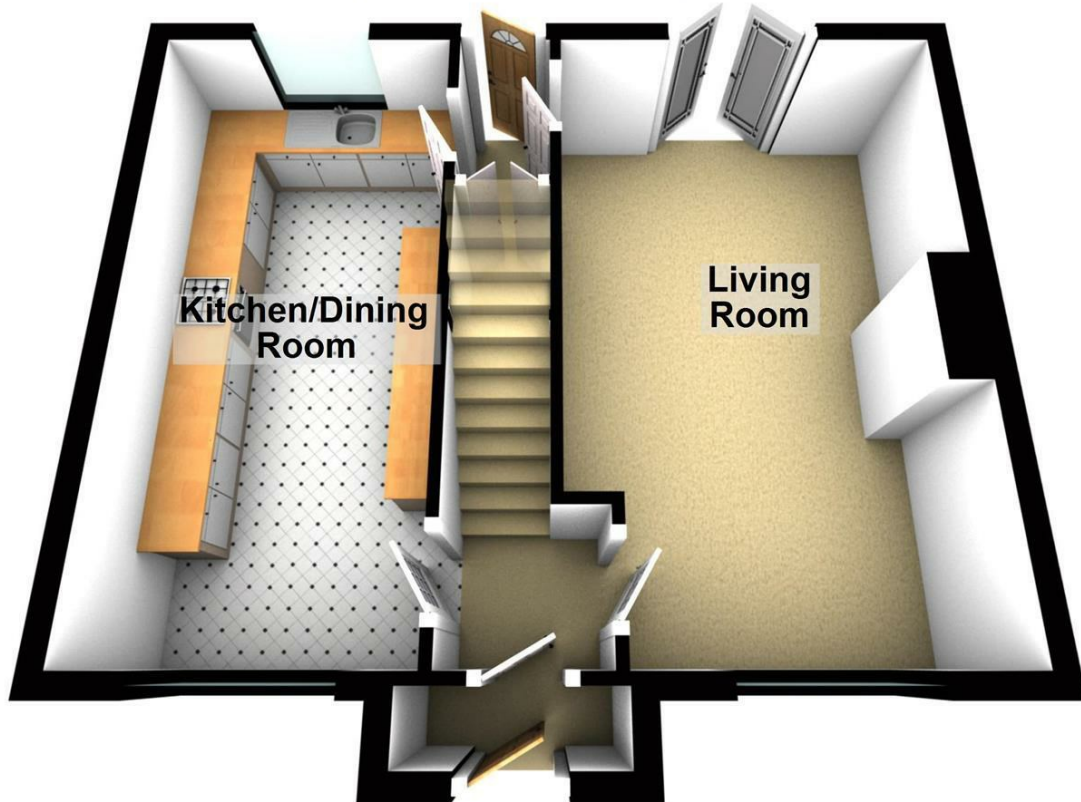
If you would like to submit an offer please contact the Wrexham branch and a member of the team will assist you further.

## MORTGAGE SERVICES

Town and Country Estate Agents Wrexham can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our 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. 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. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

**Ground Floor**

Approx. 41.2 sq. metres (443.9 sq. feet)



Total area: approx. 81.4 sq. metres (876.1 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			
(81-91) B			86
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	