

# Town & Country

Estate & Letting Agents

Maes Glyndwr, Wrexham

£330,000



VIRTUAL TOUR AVAILABLE - Forming part of a new development with easy access to the city centre and local motorway networks this recently constructed property has undergone massive improvements from its current owner and needs to be viewed to be fully appreciated. The property benefits from gas central heating and UPVC double glazing and in brief comprises of an entrance hall, a cloakroom W/C, a living room, a kitchen/dining room, a family bathroom and three bedrooms with the principle bedroom featuring ensuite facilities. Externally to the front of the property is a driveway which runs alongside a lawned garden to a garage and the rear garden can be accessed through the front pathway to a large patio area and lawned garden enclosed by a series of fence panels.

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## EXTERNALLY FRONT

To the front of the property features a driveway running alongside to the garage also alongside a lawned garden with gated access leading to the rear garden. There is an external water supply and a canopy above the front door with a courtesy light.

## ENTRANCE HALL

The property is entered through a composite double glazed door that opens to a ceramically tiled wood effect flooring with doors opening to the cloakroom W/C, the living room and stairs rising to the first floor accommodation.



## CLOAKROOM W/C

6'8inches times 3

The cloakroom W/C is installed with a low level W/C, a ceramically tiled floor, a radiator, an opaque window that faces the front elevation and recessed downlights that are set within the ceiling.



## LIVING ROOM

17'5" x 12'3"

The living room features a window that faces the front elevation, a radiator, recessed downlights set within the ceiling and glazed double doors that open to the kitchen/dining room. Other features include a fireplace with a slated tiled back plate situated on a granite hearth.



## KITCHEN/DINING ROOM

16'3" x 15'4"

This room is layed with porcelain tiled flooring and includes recessed downlights within the ceiling, three skylights and a contemporary wood burner positioned in the corner with a circular slate hearth. The kitchen is fitted with a range of shaker style wall base and drawer units that are complimented by ornate handles. The kitchen worksurface space houses a sink bowl unit with integrated appliances such as a stainless steel hob, a dishwasher, a fridge freezer and a washer dryer.



## FIRST FLOOR LANDING

The first floor landing features a window that faces the side elevation, a radiator, a built in storage cupboard with hanging and shelving, access to the loft, recessed downlights and doors that open to the family bathroom and to all three bedrooms with the principle bedroom including ensuite facilities.



### FAMILY BATHROOM

6'1" x 6'2"

A well presented bathroom suite fitted with contemporary furnishings comprising of a panel bath, a thermostatic shower with a protective screen, a low level W/C, porcelain tiled flooring, ceramically tiled walls, a chrome heated towel rail, recessed downlights set within the ceiling and an opaque window that faces the rear elevation.



### BEDROOM TWO

9'10" x 8'9"

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



### GARAGE

The garage can be accessed through an up and over garage door and pedestrian access to the rear opening to quarry tiled flooring, with light and power. Additional storage accessed via a pull down ladder hatch, with further lighting and power.

### Services

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

### Viewings

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

### To Make an Offer

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

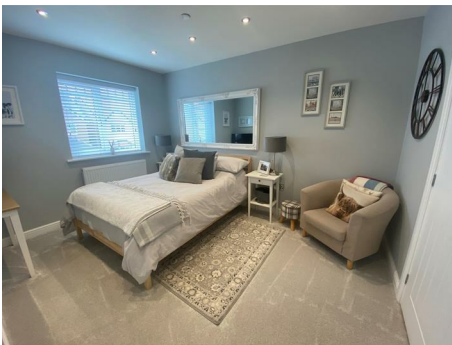
### Mortgage Advice

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.**

### 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.



### BEDROOM ONE

12'1" x 8'9"

This bedroom features a window that faces the front elevation, a radiator, recessed downlights set within the ceiling and access to the ensuite shower room.



### BEDROOM THREE

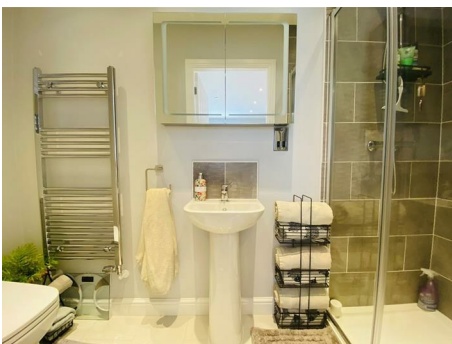
8'2" x 5'10"

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



### REAR GARDEN

The rear garden features a paved patio area, a lawned garden, a pathway to the front of the property, outside lighting, power and water supply and access through a UPVC door to the garage.

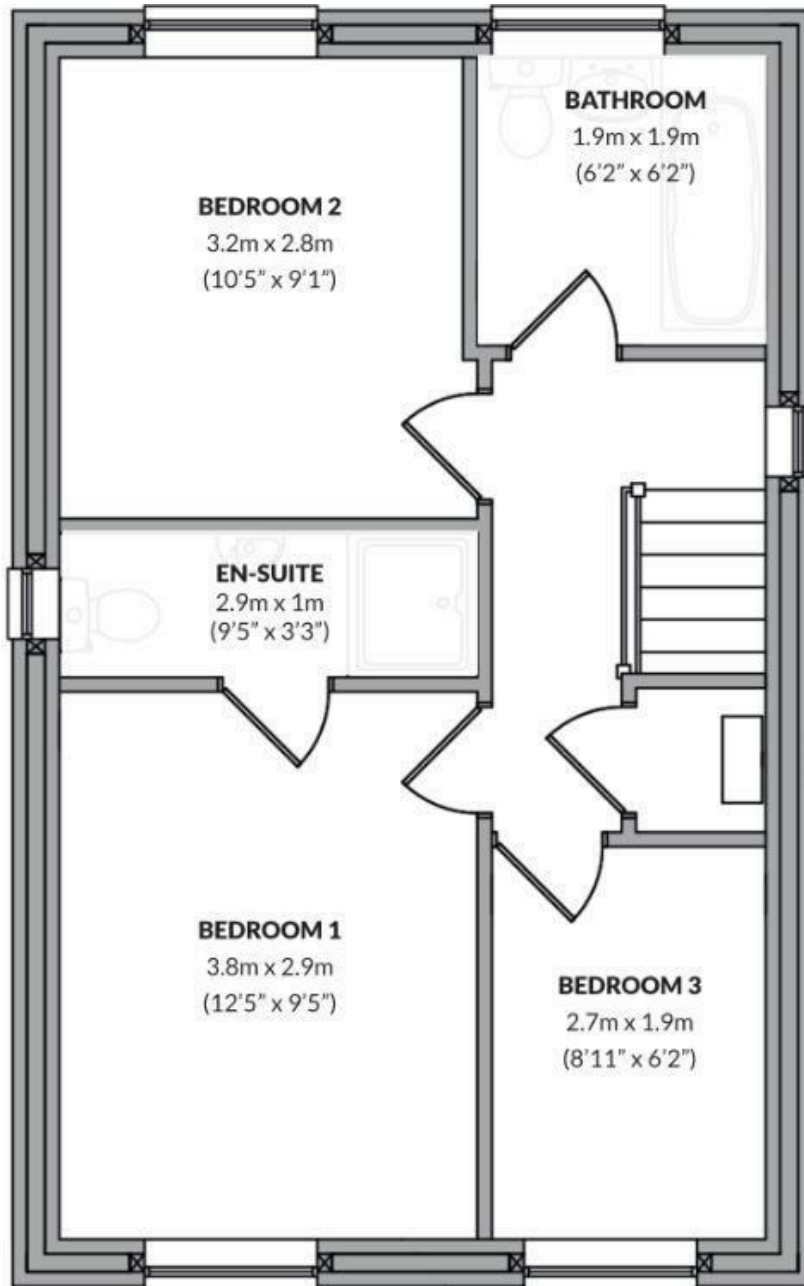


### ENSUITE SHOWER ROOM

8'9" x 3'2 inches

A contemporary suite shower room comprising of a thermostatic shower with an oversized shower enclosure, a low level W/C, partially tiled walls, a chrome heated towel rail, a porcelain tiled floor and an opaque window that faces the side elevation.





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) <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 