

# Town & Country

Estate & Letting Agents

Ranscombe Crescent, Wrexham

£340,000



This extended detached family home is ideally located in a popular area of Wrexham, offering easy access to the city centre, motorways, schools, and everyday amenities. Benefiting from gas central heating and UPVC double glazing, the property comprises an entrance hall, a spacious kitchen leading to a large dining room with French doors to the rear garden, a living room with a log burner, and a rear hall with a cloakroom WC. The first floor provides access to three generous bedrooms and a modern three-piece bathroom.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345



## DESCRIPTION

Ideally situated in this popular area of Wrexham, offering easy access to the city centre, local motorway networks, good schooling, and a host of day-to-day facilities, this greatly extended detached family home benefits from gas central heating and UPVC double glazing. In brief, the property comprises an entrance hall, a spacious kitchen with open access to a large dining room featuring French doors leading to the rear garden, a living room with a log burner, and a rear hall with a cloakroom WC. The first-floor landing provides access to three spacious bedrooms and a modern three-piece bathroom suite. Externally, to the front of the property, patterned concrete off-road parking is positioned in front of a storage garage. The patterned concrete continues alongside the property, leading to a low-maintenance rear garden, which is paved and features golden gravel, an artificial lawn, and a timber-built covered seating area.



## LOCATION

Situated in this sought-after area of Wrexham, the property enjoys a prime location with excellent access to local amenities, transport links, and green spaces. The city centre is just a short drive away, offering a variety of shops, restaurants, and entertainment options. Families will appreciate the proximity to well-regarded schools, while commuters benefit from easy access to the A483, connecting to Chester, Oswestry, and beyond. Nearby parks and nature reserves provide ideal spots for outdoor activities, making this a perfect home for both convenience and lifestyle.

## ENTRANCE HALL

8'3 x 10'7

A UPVC double-glazed door opens to ceramic tile flooring, with recessed downlights set within the ceiling. There is a meter cupboard, a built-in double-door cupboard housing the Worcester gas combination boiler, and space and plumbing for a washing machine, with work surfaces and cabinets above. An open thoroughway leads to the inner hall.

## INNER HALL

With a continuation of the ceramic tile flooring, the inner hall has stairs rising to the first-floor accommodation, featuring a banister and spindle balustrades. A door opens to the kitchen.



## KITCHEN

21'5 x 7'6

With grey wood grain effect ceramic tile flooring, the kitchen is fitted with a range of contemporary wall, base, and drawer units, complemented by chrome handles and wood grain effect work surfaces. These house a stainless steel single drainer sink unit with a mixer tap and tiled splashback. An island unit, matching the kitchen, also incorporates an integrated breakfast bar. Integrated appliances include a stainless steel double oven, hob, and extractor hood, along with a dishwasher and fridge. Two open thoroughways lead into the dining room, while windows face both side elevations. Glazed double doors open to the living room.



## DINING ROOM

17'7 x 11'3

With a continuation of the wood grain effect ceramic tile flooring from the kitchen, the spacious dining room features provisions for a wall-mounted television, a radiator, and a window facing the rear elevation. UPVC double-glazed French doors open onto the rear garden's patio area, and a doorway leads to the rear hall.



## LIVING ROOM

26'3 x 12'1

Featuring a window facing the front elevation, wood grain effect laminate flooring, a radiator, and a cast iron log burner set on a granite hearth.







## REAR HALL

Again featuring grey wood grain effect ceramic tile flooring, the rear hall has a doorway leading to the cloakroom WC and an opaque UPVC double-glazed door opening to the property's side elevation.



## CLOAKROOM W.C

5'9 x 2'3

Fitted with a dual-flush low-level WC, an integrated wash hand basin with a mixer tap, and a tiled splashback. An opaque window faces the side elevation, and a chrome heated towel rail is installed.

## FIRST FLOOR LANDING

Featuring a continuation of the banister and spindle balustrades, the first-floor landing provides access to the loft space, a window to the side elevation, and doors opening to the bathroom and all three bedrooms.



## BATHROOM

8'2 x 7'8

The bathroom is fitted with a modern white suite comprising an L-shaped panel bath with a dual-head thermostatic shower and protective screen above, a vanity unit with an integrated dual-flush low-level WC, and a wash hand basin with a mixer tap. The floor is ceramic tiled, and the walls are fully tiled. Opaque windows face both the side and rear elevations, and recessed downlights are set within the ceiling.



## BEDROOM ONE

11'6 x 12'4

With a window facing the front elevation and a radiator below.



## BEDROOM TWO

12'4 x 10'10

Featuring a window facing the rear elevation with a radiator below.



## BEDROOM THREE

8'3 x 7'8

With a window to the front elevation and a radiator below.



## EXTERNALLY

To the front of the property is patterned concrete off-road parking, bordered by slight chippings, with outside lights and timber-gated side access leading to the property's main entrance door and rear garden. Along the side of the property, further concrete paving extends beneath a canopy above the front door, leading to the rear garden. The low-maintenance rear garden is paved with golden gravel and features an artificial lawn, along with a substantial timber-built seating area. Additional lighting is installed along the side and rear of the property.



## STORAGE GARAGE

9'2 x 7'3

Positioned at the front of the property, the storage garage includes power and lighting, with access through double aluminium doors.

## Services (Wrexham)

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

Tenure: Freehold

Council Tax Band: E, £2680.00

## Viewings (Wrexham)

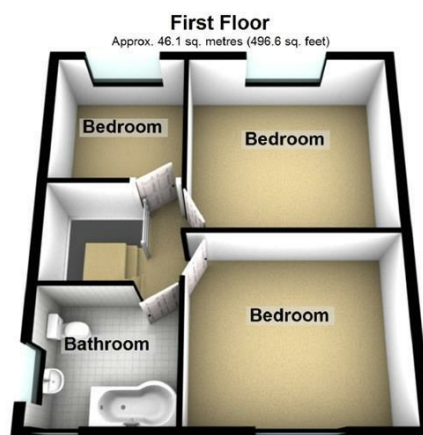
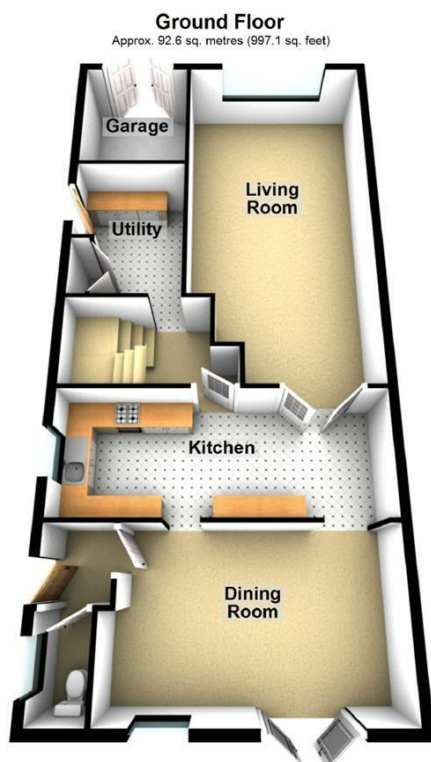
Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer (Wrexham)

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

## 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.**



Total area: approx. 138.8 sq. metres (1493.7 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 |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 72      | 82        |
| EU Directive 2002/91/EC                     |  |         |           |