

Town & Country

Estate & Letting Agents

Hywelfa, Southsea, Wrexham

£150,000



This home offers a dual-aspect living room with feature fireplace, open-plan dining and kitchen area, and a separate utility room. Upstairs includes three bedrooms, a modern bathroom, and ample storage. Outside, the property benefits from gated off-road parking, landscaped gardens, a large outbuilding with power, and a garden shed—perfect for storage or workspace.

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DESCRIPTION

This well-presented three-bedroom home offers bright, versatile living space and excellent outdoor amenities. The property features a dual-aspect living room with a brick fireplace, a dining room with open access to a modern kitchen, and a handy utility room. Upstairs, you'll find three well-sized bedrooms and a stylish bathroom with a white three-piece suite and electric shower. Ample storage is available throughout, including built-in cupboards and loft access. Outside, the home is set behind double gates with ample off-road parking, paved patio areas, and well-kept lawned gardens. Additional benefits include a large powered outbuilding and a separate garden shed. Ideal for families or buyers seeking space and flexibility in a well-connected location.



LOCATION

Located just a short distance from Wrexham town centre, Southsea is a popular residential area offering a balance of convenience and community spirit. With a range of local shops, schools, parks, and public transport links nearby, it's an ideal setting for families, professionals, and retirees alike. Residents benefit from easy access to key routes including the A483, making commuting to Chester, Oswestry, or further afield simple and efficient. The area also offers proximity to scenic countryside, giving you the best of both urban convenience and rural charm.

ENTRANCE PORCH

The property is entered through an opaque UPVC double-glazed door which opens onto tiled flooring, with a window facing the front and a second window facing the side elevation. A glazed internal door opens to the dining room.



LIVING ROOM

16'5 x 13'2

With a feature brick fireplace incorporating a TV stand, a radiator, a window facing the front elevation, and a second bay window facing the side elevation.



DINING ROOM

14'2 x 9'5 (max)

Having a radiator, windows to the front and side elevations, an electric fire with feature surround, and an open thoroughway to the kitchen.



KITCHEN

14 x 6'1

The kitchen is fitted with a range of dark wood grain-effect wall, base, and drawer units, complemented by stainless steel handles and dark marble-effect work surfaces, housing a stainless steel single-drainer sink unit with mixer tap. There is space for a cooker with a stainless steel and glass extractor hood above, an integrated fridge and freezer, along with a dishwasher. There is a radiator, and a partially glazed door opens to the living room, with a utility room off.

UTILITY ROOM

10'1 x 5'7

With fitted wood grain-effect base units, marble-effect work surfaces, a wall-mounted Ideal gas combination boiler, space and plumbing for a washing machine, and an opaque UPVC double-glazed door opening to the garden.

FIRST FLOOR LANDING

With access to the loft, three louvre doors opening to storage cupboards, and doors off to all three bedrooms.



BEDROOM ONE

14'6" x 9'1"

A dual-aspect room with two windows facing the front elevation and a window to the side elevation, having a radiator and a deep built-in cupboard over the stairs.



BEDROOM TWO

10'8" x 11' (max)

Another dual-aspect room with windows to the front and side elevations, along with a radiator.

BEDROOM THREE

7' x 8'6"

With a radiator and a window facing the side elevation.



BATHROOM

7'1" x 7'

Installed with a white three-piece suite comprising a panel bath with electric shower and protective screen above, a low-level WC, and pedestal wash hand basin. There are tiled walls, a radiator, an opaque window to the side elevation, recessed downlights, and an extractor fan set within the ceiling.



EXTERNALLY

The property is approached through double gates opening to ample off-road parking, along with a paved patio area to the front and side of the property. The well-kept lawned and shrubbed gardens include outside lighting and a boundary hedge.

OUTBUILDINGS

The property has a large outbuilding to the left-hand side with power and light. In addition, there is also an outside garden storage shed.

Services (Wrexham)

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

Tenure: Freehold

Council Tax Band: C £1,949.00

Viewings (Wrexham)

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

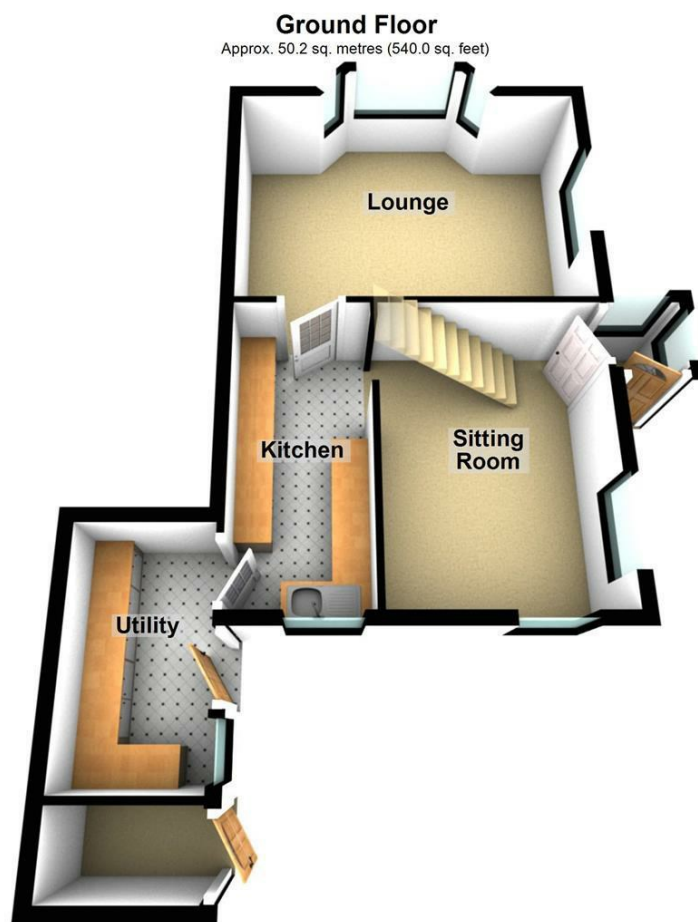
To Make an Offer (Wrexham)

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.



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		EU Directive 2002/91/EC