

# Town & Country

Estate & Letting Agents

Deiniol Avenue, Wrexham

£260,000



A spacious three-bedroom detached home set on a generous corner plot within a cul-de-sac in Marchwiell. Features include two reception rooms, modern kitchen, cloakroom WC, family bathroom, attractive gardens, off-road parking and a single garage, with views across open fields.

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## DESCRIPTION

Situated within a small cul-de-sac and occupying a desirable corner position, this light and spacious detached three-bedroom family home enjoys gas central heating and UPVC double glazing. The accommodation briefly comprises an entrance hall with cloakroom WC, living room, dining room and kitchen, together with three generously sized bedrooms and a family bathroom to the first floor. Externally, the property boasts generous lawned gardens with a variety of shrubs, plants and trees, driveway parking leading to a single garage, and a private rear garden enclosed by hedging and timber fencing.



## LOCATION

Marchwiell is a sought-after village situated just a few miles south-east of Wrexham, offering an excellent balance of rural charm and modern convenience. The village benefits from a range of local amenities including a primary school, shop, post office, public house and church. There are pleasant countryside walks nearby, while Wrexham town centre and its wider facilities are easily accessible by road. The area also provides good commuter links towards Chester, Shropshire and the motorway network.

## ENTRANCE HALL

The property is entered through a stained glass opaque UPVC double-glazed front door, opening into a welcoming entrance hall. There is an opaque high-level window to the front elevation, a radiator, stairs rising to the first-floor accommodation with storage below, and doors leading to the cloakroom WC, living room and kitchen.



## CLOAKROOM WC

4'3 x 5'0

Fitted with a ceramic tiled floor, fully tiled walls, and an opaque window to the side elevation. Installed with a hidden cistern dual flush low-level WC, a vanity unit with inset wash basin and mixer tap, mirror above, and a radiator.



## LIVING ROOM

11'8 x 17'6

A bright reception room with a window to the front elevation and radiator below. Installed with a living flame gas fire with a feature Adam-style fire surround.



## KITCHEN

14'0 x 9'5

Fitted with a range of wall, base and drawer units complemented by work surfaces housing a stainless steel one-and-a-half bowl sink unit with mixer tap and tiled splashbacks. There is space for a cooker, plumbing for a washing

machine, and space for an American-style fridge freezer. A wall-mounted radiator and gas combination boiler are installed. Dual aspect windows face the rear and side elevations, and an opaque UPVC double-glazed door opens onto the driveway.



## DINING ROOM

11'7 x 11'7

Positioned to the rear with a window overlooking the garden and radiator below.

## FIRST FLOOR LANDING

With a window to the front elevation, an additional opaque window to the side elevation, a radiator, loft access and doors off to the bathroom and three bedrooms.



## BEDROOM ONE

12'7 x 11'6

A well-proportioned double bedroom with a window to the rear elevation and radiator below.



## BEDROOM TWO

11'6 x 9'2

A second double bedroom with a window to the front elevation offering pleasant views across open fields, and a radiator.



## BEDROOM THREE

9'6 x 9'4

A generous third bedroom with a rear-facing window and radiator.



## BATHROOM

5'10 x 8'0

Appointed with tiled walls, an opaque side window and a built-in shelved linen cupboard. Fitted with a panelled bath with thermostatic shower above, pedestal wash basin, low-level WC and a chrome heated towel rail.



## EXTERNALLY

The property is positioned within a quiet cul-de-sac, occupying a desirable corner plot with generous gardens to the front and side. These are predominantly laid to lawn with shrub borders, mature plants and a selection of trees. A driveway provides off-road parking and leads to a single garage. Additional features include external lighting, an outside water supply and gated side access to the rear garden. The rear garden is of an excellent size, mainly laid to lawn and enclosed by conifer hedging and timber fence panels. It features fruit trees, a timber shed and a greenhouse, together with an additional water supply and external lighting.



## GARAGE

A single garage is accessed via an up-and-over door and benefits from power and lighting. It also provides pedestrian access from the rear garden via a single-glazed timber door and includes a single-glazed timber-framed window to the side elevation.

## 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)

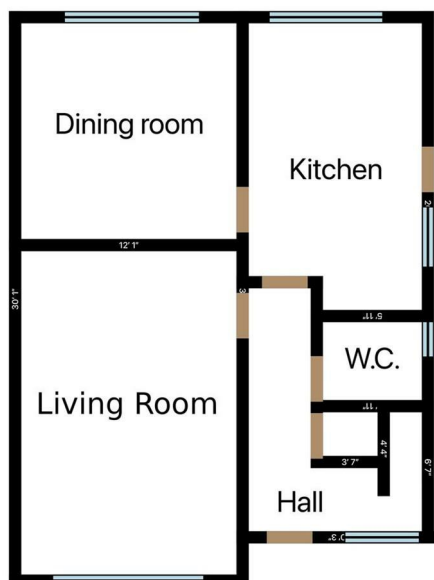
If you would like to make an offer, please contact a member of our team who will assist you further.

## 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.



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.

