

# Town & Country

Estate & Letting Agents

Top Farm Road, Wrexham

£229,950



Forming part of a modern development, this property offers easy access to Wrexham, local motorway networks, and a range of day-to-day amenities and facilities. Benefiting from uPVC double glazing and gas central heating, this detached three-bedroom property is available with no onward chain. In brief, the accommodation comprises an entrance hall with cloakroom WC, a living room with glazed double doors opening into a dining room, which in turn has French doors to the rear garden, and a fitted kitchen with light woodgrain-effect units. To the first floor, there is a landing leading to a family four-piece bathroom and three bedrooms, with the principal bedroom enjoying en-suite facilities. Externally, the property offers off-road parking, a low-maintenance gravel front garden, and access to a single garage. The side and rear gardens are mainly laid to lawn with paved pathways and patio areas, enclosed by timber fence panels.

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## DESCRIPTION

This detached three-bedroom property is situated within a modern residential development, offering access to Wrexham, local amenities, and nearby transport links. The ground floor comprises an entrance hall with a cloakroom WC, a living room with double doors leading to a separate dining room, and a fitted kitchen with a range of wall and base units and access to the side of the property. To the first floor, there are three bedrooms, including a principal bedroom with an en-suite shower room, along with a family bathroom fitted with a four-piece suite. Externally, the property benefits from off-road parking, a single garage, and a low-maintenance front garden. The rear garden includes a patio area and lawn, enclosed by fencing, with side access also available. The property is fitted with uPVC double glazing and gas central heating and is available with no onward chain.

## LOCATION

Top Farm Road is a residential street located within the village of Rhosrobin, on the outskirts of Wrexham. The area primarily consists of modern housing and forms part of a relatively recent development. It is situated approximately 2 miles from Wrexham city centre, providing access to a range of shops, schools, and everyday amenities. The location also benefits from good road connections, including nearby routes linking to Chester and the wider North West.

## ENTRANCE HALL

16'0" x 4'6"

The property is entered through an opaque double-glazed front door, opening onto woodgrain-effect laminate flooring. There is a radiator and stairs rising to the first-floor accommodation, with a storage cupboard below. Doors lead to the cloakroom WC, living room, and kitchen.



## CLOAKROOM W/C

6'1" x 2'7"

Fitted with a ceramic tiled floor, radiator, and opaque window to the front elevation. Installed with a dual-flush low-level WC and a wash hand basin.



## LIVING ROOM

15'9" x 9'5"

With a window to the front elevation and a radiator below. Features woodgrain-effect laminate flooring and glazed double doors opening into the dining room.



## DINING ROOM

10'6" x 8'0"

With continuation of the woodgrain-effect laminate flooring, a radiator, and uPVC double-glazed French doors opening to the rear garden.



## KITCHEN

10'6" x 8'2"

Fitted with a range of light woodgrain-effect wall, base, and drawer units, complemented by stainless steel handles and work surfaces. Includes a stainless steel single drainer sink unit with mixer tap and tiled splashbacks. Integrated appliances include a stainless steel oven, hob, and extractor hood, along with a dishwasher (not tested). There is space for a washing machine. A window faces the rear elevation, and an opaque double-glazed door opens to the side of the property.

## FIRST FLOOR LANDING

The landing offers access to the family bathroom and three bedrooms, the principal of which benefits from en-suite facilities. There is access to the loft and a window to the side elevation.



## BATHROOM

8'0" x 7'9"

Includes a built-in cupboard housing the gas Worcester combination boiler. The bathroom features a ceramic tiled floor, partially tiled walls, radiator, opaque window to the front elevation, recessed downlights, and an extractor fan. Fitted with a white four-piece suite comprising a panel bath with mixer tap, corner shower enclosure with electric shower, low-level WC, and pedestal wash hand basin.



## BEDROOM ONE

12'2" x 10'4"

The principal bedroom has a window to the front elevation with a radiator below and a door leading to the en-suite shower room.



## BEDROOM THREE

6'8" x 7'5"

Also with a window to the rear elevation and a radiator.



## EN-SUITE SHOWER ROOM

10'1" x 3'1"

Fitted with a three-piece suite comprising an oversized shower enclosure with thermostatic shower and extractor fan above, a low-level WC, and a pedestal wash hand basin. Features a ceramic tiled floor, partially tiled walls, radiator, opaque window to the side elevation, and recessed ceiling downlights.



## BEDROOM TWO

10'2" x 9'0"

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



## EXTERNALLY

To the front of the property is a low-maintenance pebble and gravel garden with a paved pathway leading to a canopy above the front door, complete with a courtesy light. Timber gated side access leads along the side of the property to the rear garden. There is off-road parking positioned in front of a single garage. To the side of the property is a paved area providing access to the single garage, along with an external water supply.

To the rear is a paved patio area and a lawned garden with a willow tree (no TPO), enclosed by timber fence panels and featuring an external light.



## SINGLE GARAGE

A single semi-detached garage with power and

light, featuring an up-and-over door and a pedestrian side access door.

## 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.**

## Services (Wrexham)

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

Council Tax Band - E

## To Make an Offer (Wrexham)

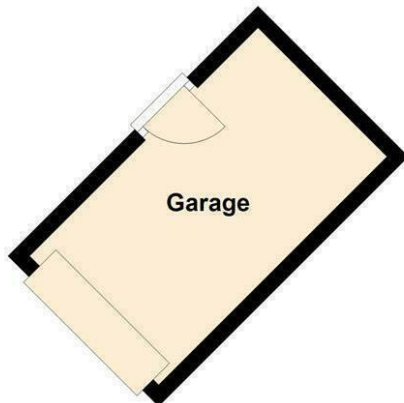
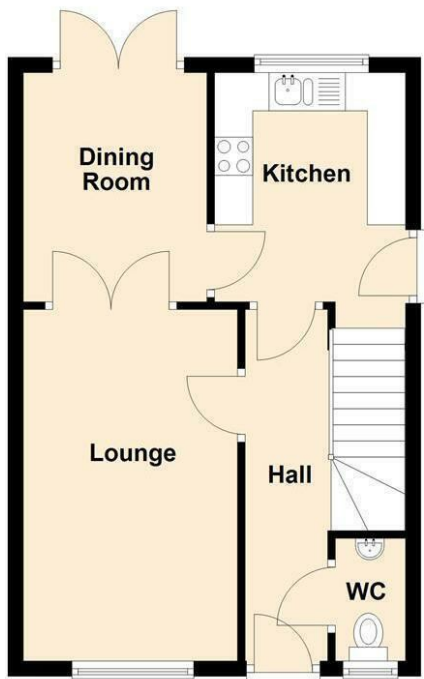
If you would like to make an offer, please contact a member of our team who will assist you further.

## Viewings (Wrexham)

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

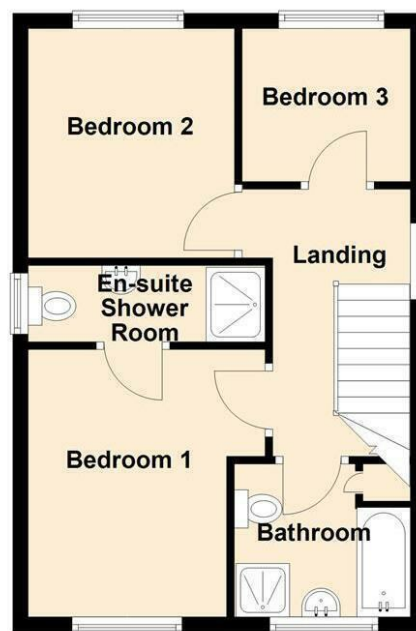
### Ground Floor

Approx. 48.7 sq. metres (523.7 sq. feet)



### First Floor

Approx. 38.6 sq. metres (415.1 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		69	
(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	