

Town & Country

Estate & Letting Agents

Ryder Close, Wrexham

£299,950



This spacious and well-presented three-bedroom home offers generous and versatile accommodation, making it an excellent choice for families, couples or those looking for additional space in a popular Wrexham location. At the heart of the property is a generous kitchen/diner, providing plenty of room for both everyday family life and entertaining. This is complemented by a bright and welcoming conservatory, creating an additional reception space with pleasant views over the garden and an abundance of natural light.

Upstairs, the accommodation continues with three well-proportioned bedrooms, including a principal bedroom benefiting from its own en-suite shower room, together with a separate family bathroom serving the remaining bedrooms. The property also features an integral garage, providing useful parking, storage or potential additional space, subject to any necessary consents. Further practical benefits include UPVC double glazing throughout and a brand-new combination boiler, offering added reassurance and improved efficiency for the new owners. Combining comfortable living space, practical features and a convenient setting, this attractive home represents a fantastic opportunity for buyers looking to settle in the Wrexham area and is well worthy of an early viewing.

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DESCRIPTION

A spacious three-bedroom home featuring a generous kitchen/diner, bright conservatory, main bedroom with en-suite, family bathroom and integral garage. Further benefits include UPVC double glazing and a brand-new combination boiler, making this an appealing family home in a popular Wrexham location.

LOCATION

Ryder Close is situated within the popular Borras area of Wrexham, offering convenient access to Wrexham city centre and the surrounding road network. The property is well placed for local amenities and public transport, with a bus stop close to Ryder Close and both Wrexham Central and Wrexham General railway stations approximately 2.6 km away. The location also provides convenient road links towards Chester and surrounding areas of employment.

ENTRANCE PORCH

3.47' x 4.40'

The property is entered via a wooden double-glazed front door, opening into the entrance porch. The porch features light oak-effect flooring, a radiator positioned to the right-hand side and a wooden internal door providing access into the living room.



LIVING ROOM

15.10' x 11.31'

A spacious and welcoming living room featuring a UPVC double-glazed window overlooking the front elevation, with a radiator positioned beneath.

A further radiator is positioned to the far right-hand side of the room. The living room is finished with an attractive beige carpet and features an electric fireplace with a marble surround, creating a lovely focal point.



KITCHEN/DINER

A generously proportioned kitchen/diner featuring a large UPVC double-glazed window overlooking the rear elevation and positioned above the sink.

The kitchen is fitted with a range of light oak-effect wall and base units, complemented by attractive emerald-green tiled splashbacks. Integrated appliances include an oven and hob, while there is dedicated space for a fridge/freezer and washing machine, together with additional space for a dishwasher. The property also benefits from a brand-new combination boiler.



CONSERVATORY

9.85' x 9.66'

A bright and spacious conservatory providing useful additional living space and enjoying views across the rear garden.

The conservatory benefits from UPVC double glazing throughout, with UPVC double-glazed French doors providing direct access outside. A radiator is positioned to the left-hand side as you enter, with power sockets located throughout. The conservatory benefits from a polycarbonate roof.



FIRST FLOOR LANDING

5.45' x 6.60'

The first-floor landing provides access to all three bedrooms and the family bathroom.

There is also a useful built-in storage cupboard positioned just off the landing.



MAIN BEDROOM

10.00' x 11.90'

A well-proportioned main bedroom featuring a UPVC double-glazed window overlooking the front elevation, with a radiator positioned beneath.

The bedroom also benefits from its own modern en-suite shower room.



BEDROOM TWO

9.35' x 11.63'

A good-sized double bedroom featuring a large UPVC double-glazed window overlooking the rear elevation, with a radiator positioned beneath.



BEDROOM THREE

9.35' x 7.92'

Bedroom three features a large UPVC double-glazed window overlooking the rear elevation, with a radiator positioned beneath.



FAMILY BATHROOM

6.50' x 7.59'

A spacious family bathroom comprising a bath, wash hand basin and WC.

The room also benefits from an opaque UPVC double-glazed window overlooking the front elevation and a radiator positioned to the left-hand side as you enter.

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.



EN-SUITE

3.14' x 8.67'

The en-suite comprises a WC, wash hand basin and shower enclosure.

The room is partially tiled around the wash basin, with floor-to-ceiling tiling within the shower enclosure. Further features include wood-effect laminate flooring and an opaque UPVC double-glazed window overlooking the side elevation.



AWAITING FLOORPLAN

COMING SOON

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	70	
(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	