

# Town & Country

Estate & Letting Agents

Chatsworth Drive, Gwersyllt, Wrexham

£235,000



A modern and well-presented three-bedroom detached home overlooking a communal green, offering spacious living accommodation, contemporary kitchen and bathroom suites, ample parking, garage, and enclosed rear gardens in a convenient Wrexham location.

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## DESCRIPTION

A modern and well-presented three-bedroom detached home overlooking a communal green, offering spacious living accommodation, contemporary kitchen and bathroom suites, ample parking, garage, and enclosed rear gardens in a convenient Wrexham location.



## LOCATION

Chatsworth Drive is situated within a well-established and popular residential area on the outskirts of Wrexham, offering excellent access to Wrexham city centre, local schools, supermarkets, and leisure facilities. The property is also ideally positioned for commuting, with convenient links to the A483 and wider motorway networks connecting Chester, Oswestry, and the North West. The surrounding area provides a pleasant family-friendly environment with nearby green spaces and everyday amenities close at hand.



## LIVING ROOM

16'8" x 12'5"

A spacious reception room with

continuation of the woodgrain-effect laminate flooring, front elevation window, radiator, and staircase rising to the first-floor accommodation with a natural wood banister and spindle balustrade. Door leading through to the kitchen/dining room.



## KITCHEN/DINING ROOM

16'8" x 8'8"

Fitted with a stylish range of contemporary grey woodgrain-effect wall, base, and drawer units complemented by black handles and work surfaces incorporating a breakfast bar and ceramic one-and-a-half bowl sink unit with black mixer tap. Integrated appliances include a stainless steel oven, electric hob, extractor hood, and slimline dishwasher, with additional space for an American-style fridge freezer. The room also benefits from a full height larder cupboard, ceramic tiled flooring, radiator, understairs storage cupboard, rear elevation window, UPVC double-glazed French doors opening onto the garden, and opaque UPVC double-glazed side access door.



## FIRST FLOOR LANDING

With side elevation window, continuation of the natural wood banister and balustrade, built-in cupboard housing the Worcester gas combination boiler installed in 2021, and loft access via retractable ladder. The loft is partially boarded to provide ample storage and benefits from lighting. Doors lead to all three bedrooms and the family bathroom.



## BEDROOM ONE

12'2" x 9'2"

With front elevation window and radiator below.



## BEDROOM TWO

9'2" x 9'2"

With rear elevation window and radiator.



## BEDROOM THREE

7'8" x 7'5"

Currently utilised as a home office and featuring woodgrain-effect laminate flooring, front elevation window, and radiator.



## BATHROOM

7'4" x 5'6"

Fitted with a modern white three-piece suite comprising a panel bath with central mixer tap, dual-head thermostatic shower with protective screen, dual flush WC, and

wall-mounted vanity wash hand basin with mixer tap. Partially tiled walls, chrome heated towel rail, recessed ceiling downlights, extractor fan, and opaque rear elevation window.



## REAR GARDEN

The enclosed rear garden benefits from timber gated side access and comprises a paved patio seating area, lawn, and shrub borders, together with fencing to either side and mature conifer hedging to the rear. There is also an external light, outside water supply, and access into the garage.



## GARAGE

A single garage fitted with an up-and-over garage door, power and lighting, plumbing for a washing machine, and opaque UPVC double-glazed rear access door. To the front of the property is patterned concrete off-road parking providing space for several vehicles, positioned in front of the single garage. A courtesy light is situated beside the main entrance, while the property itself enjoys an attractive outlook over a shared communal green.

## Services (Wrexham)

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

Council Tax Band - D

Tenure - Freehold

## 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)

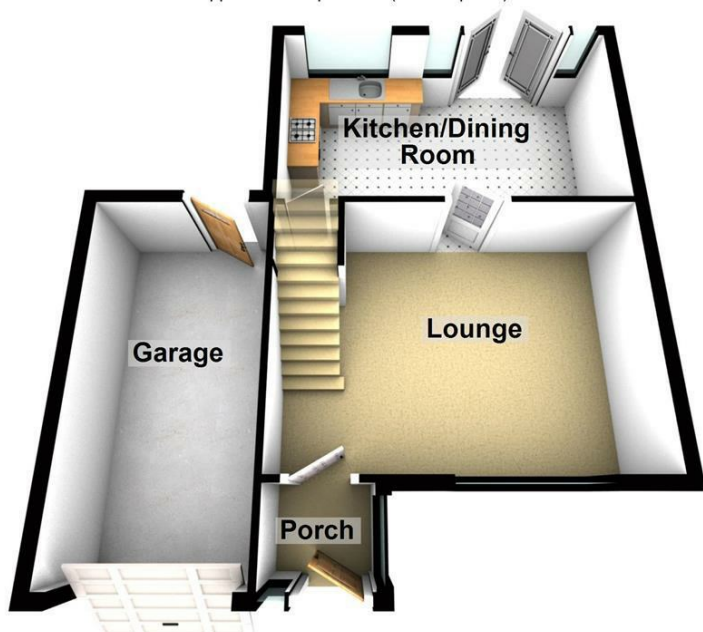
Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## Mortgage Advice (Wrexham)

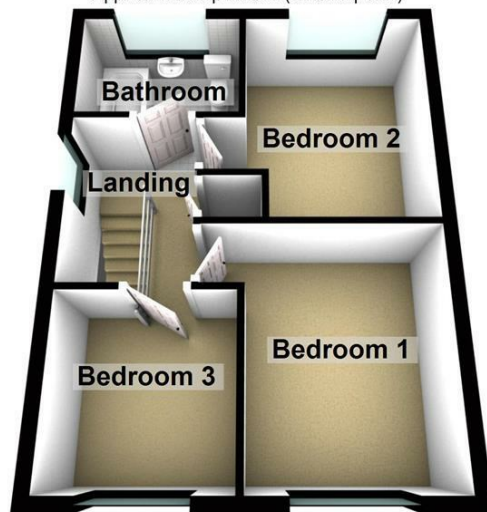
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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.**

**Ground Floor**  
 Approx. 51.0 sq. metres (548.5 sq. feet)



**First Floor**  
 Approx. 35.9 sq. metres (386.3 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		70	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	