

Town & Country

Estate & Letting Agents

Chanticleer Close, Wrexham

£349,995



This spacious and extended four-bedroom detached family home is situated on a desirable corner plot within a quiet cul-de-sac location in Wrexham. Offering well-presented and versatile accommodation throughout, the property benefits from two reception rooms, a large kitchen/diner, utility room, downstairs cloakroom, en suite to the main bedroom and a contemporary family bathroom. Externally, there is driveway parking, an integral garage and a private enclosed rear garden with patio and lawned areas, making this an ideal home for growing families seeking both comfort and convenience.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345



DESCRIPTION

Situated within the sought-after residential area of Chanticleer Close, this beautifully extended four-bedroom detached family home occupies a desirable corner plot within a quiet cul-de-sac setting. Offering spacious and versatile accommodation throughout, the property is ideal for modern family living, benefiting from two reception rooms, TV points in the dining room, kitchen and all bedrooms. It has a well-appointed kitchen/diner, en suite to the main bedroom, integral garage and generous rear garden.

The accommodation has been thoughtfully designed to provide both comfort and practicality, with bright and airy living spaces perfect for entertaining and everyday family life. Externally, the property enjoys driveway parking, well-maintained gardens and a private enclosed rear garden with patio and lawned areas.

LOCATION

Chanticleer Close is conveniently situated on the outskirts of Wrexham city centre, offering excellent access to a wide range of local amenities, schools, supermarkets and leisure facilities. The property is well placed for commuting, with easy access to the A483 providing links to Chester, Oswestry and the wider North West road network.

The area is popular with families due to its peaceful residential setting whilst still being within close proximity to local primary and secondary schools, parks and everyday conveniences. Wrexham city centre offers a variety of shops, restaurants, cafés and transport connections including bus and rail services.

ENTRANCE PORCH

Accessed via a UPVC double glazed frosted front door with matching side panels. Italian travertine tiled flooring, storage cupboard housing the fuse box and UPVC door leading into the hallway.



ENTRANCE HALLWAY

Bright and welcoming hallway with Italian travertine tiled flooring, modern vertical radiator, understairs storage cupboard, cloaks cupboard and staircase rising to the first floor accommodation.



CLOAKROOM/WC

Fitted with a low level W.C. set within a vanity unit fitted with granite floor tiles and counter tops, , wash hand basin, tiled flooring and radiator.



LOUNGE

Spacious reception room featuring a UPVC double glazed window to the front elevation, feature gas fireplace, wood flooring, TV and telephone points and access through to the dining room.



DINING ROOM

Well-proportioned dining space with wood flooring, radiator, two UPVC double glazed side windows and French doors opening onto the rear garden.



KITCHEN

Well-proportioned dining space with tiled flooring, radiator, two UPVC double glazed rear windows.



KITCHEN/DINER



UTILITY

Fitted with additional wall and base cupboards providing useful storage space. You can also access the garage via the utility room.



LANDING

With UPVC double glazed side window, radiator, loft access, airing cupboard housing the gas central heating boiler and additional storage cupboard.



BEDROOM ONE

Double bedroom with UPVC double glazed front window, radiator, carpeted flooring and fitted wardrobes.



BEDROOM TWO

Spacious bedroom with UPVC double glazed side window, radiator, carpeted flooring and access to the en suite shower room.



BEDROOM THREE

Good sized bedroom with UPVC double glazed window to the rear, radiator and carpeted flooring.



EN-SUITE

Comprising shower cubicle, wash hand basin fitted with granite floor tiles and counter tops, low level W.C., tiled flooring, vertical radiator, extractor fan, spotlights and UPVC frosted rear window.



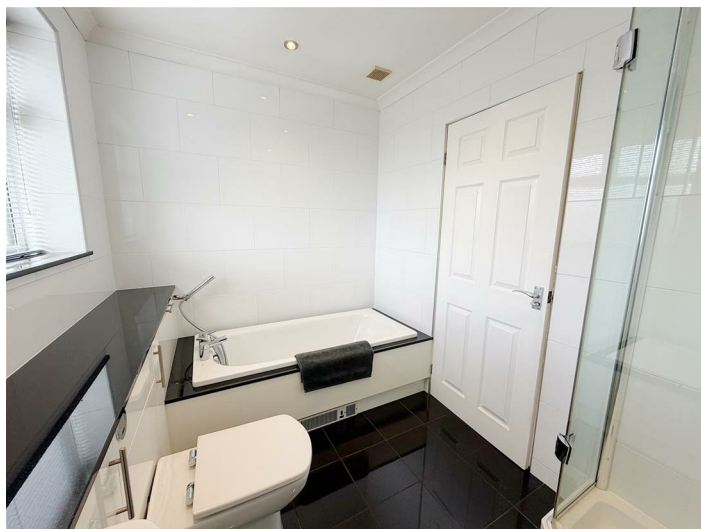
BEDROOM FOUR

With UPVC double glazed front window, radiator and carpeted flooring.



BATHROOM

Modern family bathroom fitted with an enclosed bath with shower attachment, separate shower cubicle, wash hand basin and low level W.C. set within a vanity unit with storage cupboards beneath. Tiled flooring, vertical radiator, spotlights and UPVC frosted rear window. The bathroom is fitted with granite floor tiles and counter tops,



REAR GARDEN

Enclosed rear garden enjoying a paved patio seating area with steps leading down to a lawned garden. Mature hedging, shrubs and established borders provide a pleasant and private outdoor setting.

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.

Services (Wrexham)

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

Tenure - Freehold
Council Tax Band - E



Ground Floor



Floor 1

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	75
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	