

# Town & Country

Estate & Letting Agents

Oak Drive, Wrexham

£185,000



A well-presented three-bedroom home offering versatile living accommodation, a modern kitchen, conservatory and a southerly-facing rear garden, situated in a popular residential area close to Wrexham town centre.

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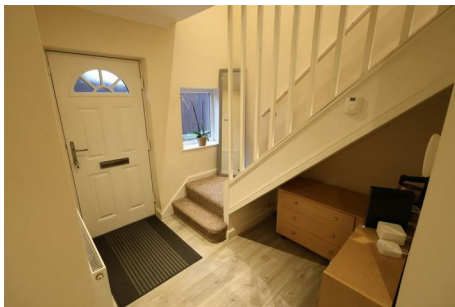
## DESCRIPTION

This well-presented three-bedroom property offers spacious and versatile accommodation throughout. The ground floor comprises a welcoming entrance hall with cloakroom WC, a front-facing dining room currently utilised as a bedroom, a comfortable living room and a modern fitted kitchen opening into a bright conservatory. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from a low-maintenance front approach and a southerly-facing rear garden with patio seating areas, lawn and shed. Situated in a popular residential location close to Wrexham town centre and local amenities, the property is ideal for families, first-time buyers or investors.



## LOCATION

The property is located within a well-established residential area on the outskirts of Wrexham, offering convenient access to local shops, schools and amenities. Wrexham town centre is easily reachable, providing a wide range of retail, leisure and transport links, including road access to Chester and the wider North West.



## ENTRANCE HALL

11'6 x 7'2

The property is entered via a composite double-glazed front door opening into a spacious entrance hall. Features include

woodgrain-effect laminate flooring, a radiator, a window to the side elevation and stairs rising to the first-floor accommodation. There is a useful cloakroom WC beneath the stairs and doors leading to the dining room and living room.



## CLOAKROOM WC

Installed with a dual-flush low-level WC, fully tiled walls and an opaque window to the front elevation.



## DINING ROOM

11'5 x 9'1

With a bay window to the front elevation, recessed downlights set within the ceiling and a radiator. This room is currently utilised as a bedroom.



## LIVING ROOM

13'6 x 10'8

Featuring a continuation of the woodgrain-effect laminate flooring, a radiator, a door opening into the kitchen and patio doors leading through to the conservatory.



## KITCHEN

13'4 x 6'8

Fitted with a range of white wall, base and drawer units with ample work surface space, incorporating a resin one-and-a-half bowl sink unit with mixer tap and tiled splashbacks. Integrated appliances include a stainless-steel oven, hob and extractor hood. There is space and plumbing for a dishwasher, space for a tall fridge freezer, two windows to the side elevation, ceramic tiled flooring, a radiator and a double-glazed door opening into the conservatory.



## CONSERVATORY

17'7 x 7'5

With ceramic tiled flooring and a uPVC double-glazed frame, incorporating patio doors opening onto the rear garden.

## FIRST FLOOR LANDING

With a window to the front elevation, a built-in shelved cupboard and doors opening to the bathroom and all three bedrooms.



## BATHROOM

7'0 x 6'8

Installed with a white three-piece suite comprising a panelled bath with thermostatic shower and protective screen above, a dual-flush low-level WC and a pedestal wash hand basin. The room benefits from ceramic tiled flooring, partially tiled walls, an extractor fan, recessed ceiling downlights and an opaque window to the side elevation.



## BEDROOM ONE

13'6 x 10'8 (max)

A spacious double bedroom with two windows facing the rear elevation and a radiator.



## BEDROOM TWO

Featuring an ornamental cast-iron fireplace, a radiator and a window to the front elevation.



## BEDROOM THREE

7'1 x 10'6

With a window to the side elevation and a radiator.



## EXTERNALLY

To the front of the property, and along the side leading to the main entrance, is a golden gravel pathway. The rear garden enjoys a southerly-facing aspect and comprises a paved patio area, a covered seating area, a lawned garden with established shrub borders and a timber shed, all enclosed by fenced boundaries.

## Services (Wrexham)

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

Tenure: Freehold

Council Tax Band C - £1,949.00

## 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.

