

# Town & Country

Estate & Letting Agents

Denbigh Close, Wrexham

£315,000



A spacious four-bedroom family home in a quiet Wrexham cul-de-sac, featuring multiple reception rooms, a kitchen with utility, ground-floor shower room, and principal ensuite. Benefits include off-road parking, gardens, uPVC double glazing, and gas central heating.

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## DESCRIPTION

A spacious and versatile four-bedroom family home located in a quiet cul-de-sac in Wrexham. The property features multiple reception rooms including a living room, dining room, kitchen with utility, a ground-floor shower room, and a principal bedroom with ensuite. Additional benefits include off-road parking, front and rear gardens, UPVC double glazing, and gas central heating. Ideal for families, this home offers flexible living accommodation and is ready to move into.



## LOCATION

Nestled at Denbigh Close, Borras in Wrexham, this property enjoys a convenient and accessible location. Situated within this charming neighbourhood, residents benefit from a range of local amenities and services. With its proximity to essential facilities and the surrounding community, this address offers a comfortable and well-connected living experience in the heart of Wrexham.



## ENTRANCE HALL

The property is entered via a contemporary composite front door into a welcoming entrance hall featuring woodgrain-effect laminate flooring, a radiator, stairs rising to the first floor with spindle balustrades, and a storage cupboard beneath. Doors lead to the living room and kitchen.



## LIVING ROOM

12'6 x 10'10

With woodgrain-effect laminate flooring and a wall-mounted

electric fire, the living room benefits from a bow window to the front elevation with radiator below. An open walkway leads through to the dining room.



## DINING ROOM

14'6 x 8'6

Continuing the laminate flooring from the living room, this dining area includes a radiator, UPVC double-glazed French doors opening to the rear garden, and a door leading to the kitchen.



## KITCHEN

14'8 x 7'4

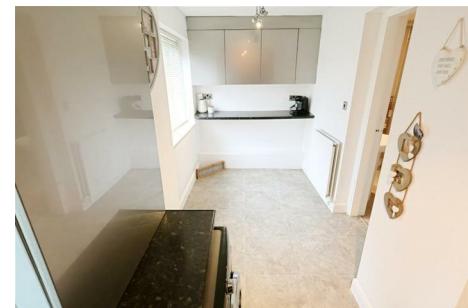
Fitted with a range of wall, base, and drawer units, complemented by display cabinets and stainless steel handles. Work surfaces incorporate a one-and-a-half bowl sink with adjustable mixer tap and tiled splashback. Integrated appliances include a stainless steel double oven, hob, and extractor hood. There is space and plumbing for a washing machine and dryer, with housing for the gas combination boiler above. A composite double-glazed door leads to the rear garden, and an open walkway connects to the utility room.



## LIVING ROOM

12'6 x 10'10

With woodgrain-effect laminate flooring and a wall-mounted



## UTILITY

9'4 x 5'5

With rear-facing window, fitted work surface with cupboards above, radiator, and door leading to the shower room.



## SHOWER ROOM

5'9 x 7'6

Fitted with a three-piece white suite comprising a corner shower enclosure with thermostatic shower, dual-flush low-level WC, and pedestal wash basin. The room has ceramic tiled flooring, partially tiled walls, a chrome heated towel rail, ceiling extractor fan, and downlights.



## SITTING ROOM / GYM

17'6 x 7'6

Currently used as a gym, this room features woodgrain-effect laminate flooring, radiator, and UPVC double-glazed French doors opening to the front elevation.

## FIRST FLOOR LANDING

With continuation of spindle balustrades from the entrance hall, the landing provides access to all four bedrooms and the bathroom, with the principal bedroom benefiting from ensuite facilities.



### BEDROOM ONE

15'8 x 7'7

Featuring a front-facing window with radiator below and access to the ensuite.



### BEDROOM THREE

9'2 x 8'4

Rear-facing window with radiator.



### EXTERNALLY

To the front of the property is brick-block off-road parking with slate chip borders and timber side access leading to the rear garden. An external light is positioned alongside the main entrance door. The rear garden is predominantly laid to lawn with a decked patio area, timber shed, and enclosed by timber fencing panels.

### Services

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

Freehold

Council Tax Band - E (£2680 Per Year)

### Viewings

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

### To Make an Offer

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

### Mortgage Advice

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.



### ENSUITE

4'3 x 7'7

Fitted with an oversized shower enclosure with thermostatic fixed shower, low-level WC, and pedestal wash basin. The room also has ceramic tiled flooring, partially tiled walls, radiator, and an opaque rear-facing window.



### BEDROOM FOUR

7'4 x 7'1

With loft access, front-facing window, and radiator.



### BEDROOM TWO

11'4 x 9'2

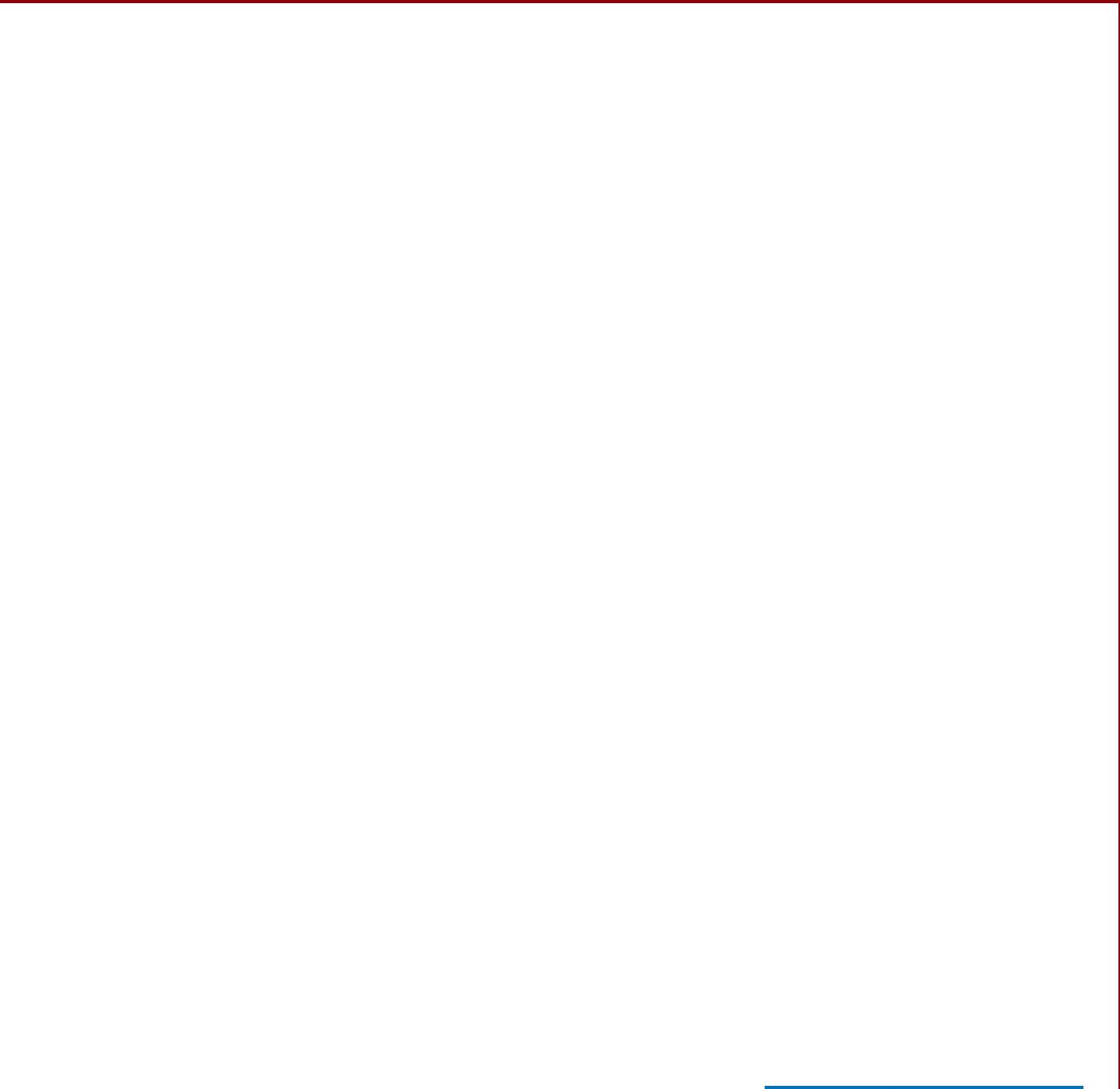
Front-facing window with radiator below.



### BATHROOM

6'10 x 5'6

Fitted with a corner spa bath, low-level WC, and pedestal wash basin. The room has slate-effect tiled flooring, partially tiled walls, chrome heated towel rail, and an opaque rear-facing window.



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		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	