

Town & Country

Estate & Letting Agents

Ivy Close, Wrexham

£279,950



Situated within this popular suburb of Wrexham, in a quiet cul-de-sac, this detached three-bedroom property enjoys the benefits of gas central heating and uPVC double glazing. In brief, the accommodation comprises an entrance hall with cloakroom WC, a spacious living room featuring a media wall and patio doors opening to a conservatory, and a kitchen fitted with a range of light wood-grain-effect wall, base, and drawer units. The first-floor landing offers access to three good-sized bedrooms and a white four-piece bathroom suite. Externally, to the front of the property is off-road parking positioned directly in front of a single garage, with a golden gravel garden providing overflow parking. Timber-gated side access leads to the rear garden, which enjoys a lovely sunny southerly aspect, with a block-paved patio area and a lawned garden to the side.

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DESCRIPTION

A detached three-bedroom property situated within a quiet cul-de-sac in a popular suburb of Wrexham. The accommodation briefly comprises an entrance hall with cloakroom WC, living/dining room, conservatory, and fitted kitchen. To the first floor are three bedrooms and a four-piece family bathroom. The property benefits from gas central heating and uPVC double glazing. Externally, there is off-road parking, a single garage, and enclosed rear and side gardens with a southerly-facing aspect.

LOCATION

Ivy Close is situated within a residential area of Wrexham, approximately a short distance from the city centre. The location offers access to a range of local amenities including shops, supermarkets, schools, and leisure facilities, along with public transport links and road connections to surrounding areas. Wrexham itself provides a wider selection of retail and social amenities, as well as access to green spaces and commuter routes towards Chester, Shrewsbury, and the North West.

ENTRANCE HALL

The property is entered through an opaque uPVC double-glazed door, opening onto wood-grain-effect laminate flooring. There is a radiator and doors leading to the garage, cloakroom WC, and living room.



CLOAKROOM W/C

5'5" x 3'2"

Installed with a dual-flush low-level WC and a wash hand basin with tiled splashback. There is no window to the front elevation. Radiator.



LIVING/DINING ROOM

19'5" x 10'8"

A spacious room with wood-grain-effect laminate flooring, windows to the front and side elevations, and two radiators. Recessed downlights are set within the ceiling. There are patio doors opening to the conservatory, a glazed door to the kitchen, and a media wall featuring an electric log-effect fire below.



CONSERVATORY

10'0" x 9'7"

With a continuation of the wood-grain laminate flooring, the conservatory is constructed on a low brick wall with a uPVC double-glazed frame, integrated French doors, and a radiator.



KITCHEN

11'7" x 9'9"

Installed with a range of light wood-grain-effect wall, base, and drawer units, complemented by a display cabinet and stainless steel handles. The work surface houses a stainless steel one-and-a-half bowl sink unit with mixer tap and tiled splashback. There is space for a cooker with a stainless steel extractor hood above, a fridge/freezer, and space and plumbing for a washing machine. The floor is ceramic tiled. Recessed downlights are set within the ceiling. Radiator, window to the rear elevation, and an opaque uPVC double-glazed back door.



FIRST FLOOR LANDING

With a built-in cupboard housing the Worcester gas combination boiler, and doors leading to three good-sized bedrooms and a white four-piece bathroom suite.



BEDROOM ONE

11'8" x 11'8"

With recessed downlights to the ceiling, a window to the front elevation, and a radiator.



BEDROOM TWO

11'8" x 8'5"

Featuring an alcove space, window to the front elevation, radiator below, and a built-in wardrobe.



BEDROOM THREE

11'7" x 7'6"

With windows to the rear and side elevations, a radiator, and a built-in wardrobe.



BATHROOM

8'7" x 5'8"

Installed with a white four-piece suite comprising a tiled panel bath with central mixer tap and handheld shower attachment, a separate shower enclosure with electric shower, a vanity unit housing a wash hand basin with mixer tap, and a dual-flush low-level WC. Walls are partially tiled. Chrome heated towel rail, opaque window to the rear elevation, and a combination extractor fan and light set within the ceiling.



EXTERNALLY

Situated within a small, quiet cul-de-sac, the front of the property offers off-road parking directly in front of a single garage, along with a golden gravel garden which provides overflow

parking. There is outside lighting and timber access to the rear garden. The rear garden has a paved patio area with golden gravel borders, external lighting, and a water supply. To the side of the property is a lawned garden with sleeper-raised planters. The whole area is enclosed by a combination of timber fencing and hedging.

GARAGE

Accessed from the front via an up-and-over garage door, opening to a single garage with power and light, plus space and plumbing for a washing machine. A uPVC opaque double-glazed door opens to the side of the property.

Services (Wrexham)

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

Tenure: Freehold

Council Tax Band D - £2,193.00

Viewings (Wrexham)

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

To Make an Offer (Wrexham)

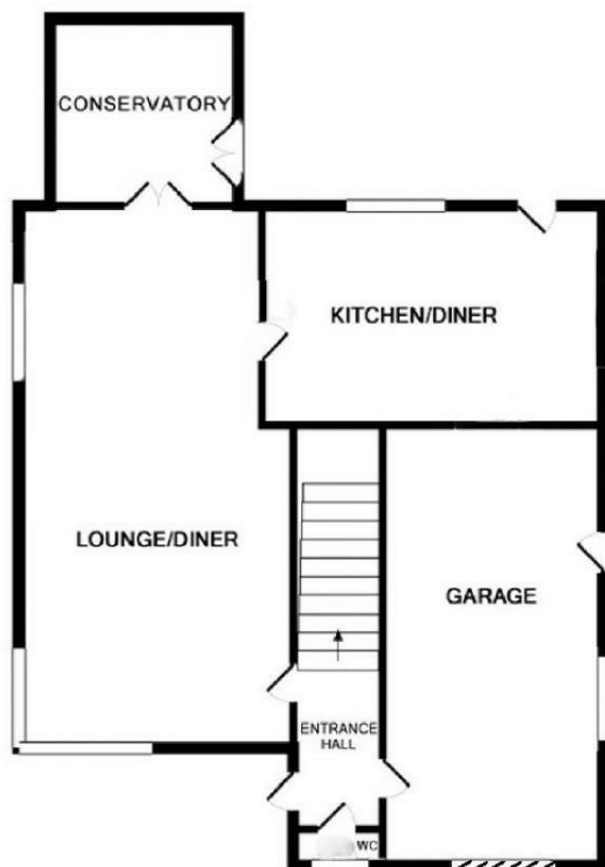
If you would like to make an offer, please contact a member of our team who will assist you further.

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.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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