



10

Wrexham | | LL13 8PL

£250,000

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# 10

Wrexham | | LLI 3 8PL

Situated on Rutland Road in Wrexham, this impressive four-bedroom townhouse offers spacious and well-presented accommodation, making it an ideal family home. The internal accommodation comprises a welcoming entrance hallway, a generous lounge with electric fireplace and bay window and an impressive open-plan kitchen/diner featuring a range of integrated appliances, a central island and doors opening onto the rear decking. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom. A further benefit is the converted attic space, currently used as a fourth bedroom. Externally, the rear garden has been designed for low maintenance and outdoor entertaining, with decking, artificial lawn and a stone and decking seating area. A rear gate provides access to a pathway leading to a park. To the front of the property is a driveway providing off-road parking for around two vehicles. The area is conveniently located for access to the city centre, which offers a range of local amenities and leisure activities. Excellent transport links are nearby including Wrexham General railway station and easy access to the A483, offering convenient road connections to Chester, Oswestry and beyond.

- A FOUR BEDROOM TERRACED TOWNHOUSE
- OFF ROAD PARKING SPACE
- CONTEMPORARY OPEN PLAN KITCHEN/DINER
- GENEROUS LOUNGE WITH BAY WINDOW
- WELL-PROPORTIONED BEDROOMS
- CONVERTED ATTIC ROOM
- MODERN FAMILY BATHROOM
- REAR GARDEN WITH DECKING AND ARTIFICIAL LAWN
- CONVENIENT LOCATION
- NO CHAIN!!!



### Entrance Hallway

Spacious entrance hallway accessed via a uPVC part glazed door featuring patterned tiled flooring, radiator, ceiling light point, door into the lounge, opening into the dining room, under the stair storage cupboard and stairs rising to the first floor.

### Lounge

An ample sized lounge with uPVC double glazed bay window to the front elevation, electric fireplace, radiator, ceiling light point and laminate wood effect flooring.

### Kitchen

A contemporary kitchen featuring a range of wall, drawer and base units with complimentary work surface incorporating a 1.5 sink and drainer unit with mixer tap over. Integrated appliances to include electric oven/grill, five ring gas hob with extractor fan above and fridge-freezer. Space for a washing machine, tiled splash backs and tiled flooring. Central island/breakfast bar with rise-up electric sockets, drawers and worktop over. UPVC double glazed window to the rear elevation, uPVC double glazed door onto the rear garden.

### Dining Area

Open-plan dining area flowing on from the kitchen featuring tiled wood-effect flooring, decorative cast iron fireplace, ceiling light point, three radiators and uPVC double glazed French doors to the rear elevation.

### First Floor Landing

Spacious landing area with carpet flooring, doors off into the bedrooms and bathroom, stairs rising to the attic room and ceiling light point.

### Bedroom One

UPVC double glazed bay window to the front

elevation, carpet flooring, radiator and ceiling light point.

### Bedroom Two

UPVC double glazed window to the rear elevation, door into storage cupboard housing the 'Ideal' gas combination boiler, carpet flooring, radiator and ceiling light point.

### Bedroom Three

UPVC double glazed window to the front elevation, laminate flooring, radiator and ceiling light point.

### Bathroom

Modern three-piece suite housing a low-level W.C., hand wash basin set in a vanity unit and double walk-in shower with alcoves, glazed screen and rainfall shower head over. Tiled flooring and fully tiled walls, inset ceiling spotlights, extractor fan and chrome heated towel rail. UPVC double glazed window to the rear elevation.

### Bedroom Four/Attic Room

A generous fourth bedroom converted attic space featuring a Velux skylight to the rear elevation, useful eaves storage, laminate flooring and ceiling light point.

### Outside

To the front of the property is a concrete slabbed driveway allowing parking for two to three vehicles. To the rear of the property is a garden featuring a decked area with steps leading to an artificially lawned area. The garden is backed by a stoned entertainment area and a convenient rear access gate.

### ADDITIONAL INFORMATION

DISCLAIMER! The current owner purchased the property as a four bedroom house with the loft





conversion already completed and is unsure if building regulation sign off was obtained.

### **IMPORTANT INFORMATION**

\*Material Information interactive report available in brochure section. \*

**MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

### **MORTGAGES**

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage

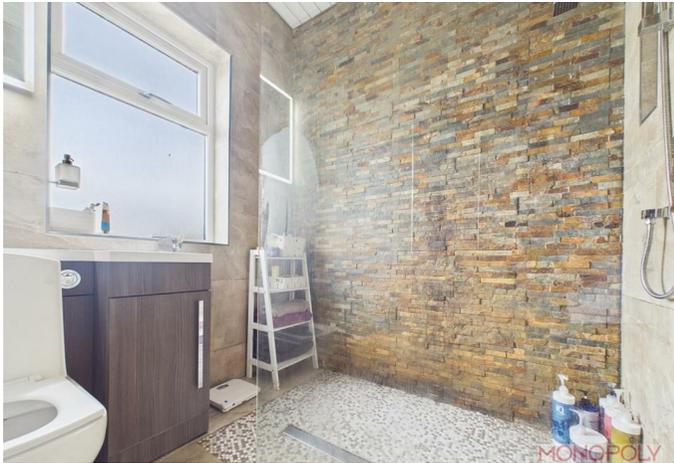




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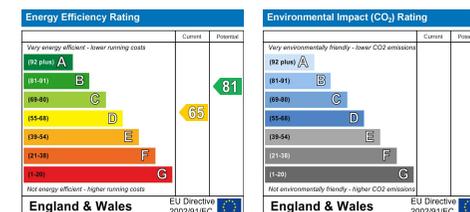




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