



Thirlmere Court, Wrexham LL11 4DZ

£279,950

Situated in the desirable residential area of Bradley, Wrexham, this well-proportioned three-bedroom detached family home occupies a substantial corner plot and is offered to the market with the added benefit of no onward chain. The generous wrap-around gardens provide excellent potential to extend the property, subject to the necessary planning permissions. Internally, the property offers an inviting entrance hall, convenient downstairs WC, a well-appointed kitchen, and a spacious open-plan lounge/dining room with patio doors leading out to the rear garden - perfect for indoor-outdoor living. To the first floor are three double bedrooms and a family bathroom. Externally, the property features manicured lawned gardens to the front and a beautifully maintained, larger-than-average rear garden with established shrubbery, fruit trees, and floral borders. Additional benefits include a garage, timber shed, and greenhouse. Thirlmere Court is a quiet cul-de-sac located within the sought-after village of Bradley, offering access to a range of local amenities including shops, schools, and healthcare facilities. The area also enjoys excellent transport links, with easy access to the A483 for commuting to Chester, Wrexham Industrial Estate, and beyond. Scenic countryside walks and local parks are also within easy reach, making this an ideal location for families.

- THREE BEDROOM DETACHED FAMILY HOME
- NO ONWARD CHAIN
- OPEN PLAN LOUNGE/DINING AREA
- ESTABLISHED GARDENS TO FRONT AND REAR
- GARAGE
- SITUATED ON A SPACIOUS CORNER PLOT
- DOUBLE BEDROOMS
- ENTRANCE HALL AND DOWNSTAIRS WC
- DRIVEWAY WITH OFF-ROAD PARKING
- EXCELLENT TRANSPORT LINKS



Entrance Hall

Glazed hardwood door and frosted side panel leads into entrance hall. Panelled radiator, ceiling light point, carpet flooring, cover ceiling, under stairs storage cupboard with shelving, stairs to first floor, doors to downstairs WC, living room and kitchen.

Lounge

UPVC double glazed box style window to the front elevation with vertical blinds and additional uPVC double glazed window to the side with vertical blinds. Fitted tv unit with tiled surface and stone fire surround housing living flame gas fire sat, on a marble hearth. Carpet flooring, ceiling light point, two wall lights, panelled radiator and arch leading to dining room.

Dining Area

UPVC double glazed sliding doors leading to garden and patio area. UPVC double glazed window to side elevation with vertical blinds. Space for dining table, carpet flooring, ceiling light point, two wall lights, hard wired surround sound system, coved ceiling and panelled radiator

Kitchen

Housing a range of wall, drawer and base units with work surface over featuring a pull out spice rack. 1.5 stainless steel sink unit with double drainer either side. Space for white goods including cooker with fitted extractor, fridge-freezer, plumbing for washing machine and dishwasher along with space for tumble dryer. Tiled flooring, splash back tiling, ceiling strip light, panelled radiator, hardwood double glazed frosted door leading outside and uPVC double glazed window to rear with vertical blinds.

Downstairs WC

Two piece suite comprising low-level WC and corner wash hand basin. Panelled radiator, carpet flooring, ceiling light point, extractor and 1/2 tiled walls.

Landing Area

UPVC double glazed window to the side elevation. Cupboard housing 'Glo-worm' condensing boiler with shelving and rail. Access to loft space. Carpet flooring, ceiling light point, doors into bedrooms and bathroom.

Bedroom One

Two uPVC double glazed windows to the front and side elevation. Fitted wardrobes with mirrored sliding doors and clothing rails. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window to the rear elevation. Fitted wardrobes with mirrored sliding doors and clothing rails. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

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

Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with mains shower over. Carpet flooring, 1/2 tiled walls, ceiling light point, panelled radiator, shave point, wall mounted hairdryer and frosted uPVC double glazed window to rear elevation.

Garage

Up and over door, ceiling strip light, power sockets, glazed wooden window to rear and glazed hardwood door to rear garden.

Outside

The property enjoys a generous corner plot with beautifully maintained wrap-around gardens. To the front, there is a spacious lawned area framed by a variety of mature trees, established shrubbery, and vibrant floral borders, creating a welcoming



first impression. A block-paved driveway offers ample off-road parking for multiple vehicles. To the right-hand side, a timber gate provides access to the rear where you'll find a paved patio area and a greenhouse set on a hardstanding base—ideal for gardening enthusiasts. To the left side of the property, there is access to the detached garage and a further patio area, perfect for outdoor seating or additional storage. The rear garden is attractively landscaped and well-established, featuring a neat lawn, an additional paved seating area, and a timber garden shed. The borders are thoughtfully planted with raised beds, flowering plants, and fruit-bearing apple and pear trees. The boundaries are a combination of composite fence panels set on a low brick wall and timber fencing to the opposite side, offering privacy and a modern finish. Additional features include outside lighting and a water tap for added convenience.

Additional Information

The boiler has been serviced every year. There is a gas living flame fireplace in working order which has also recently been serviced.

Important Information

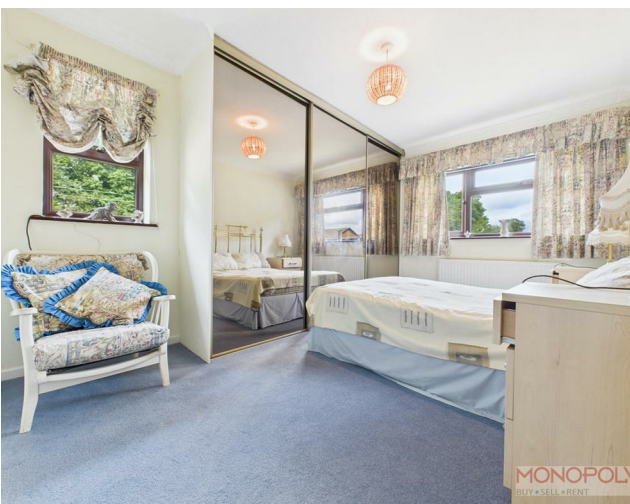
MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

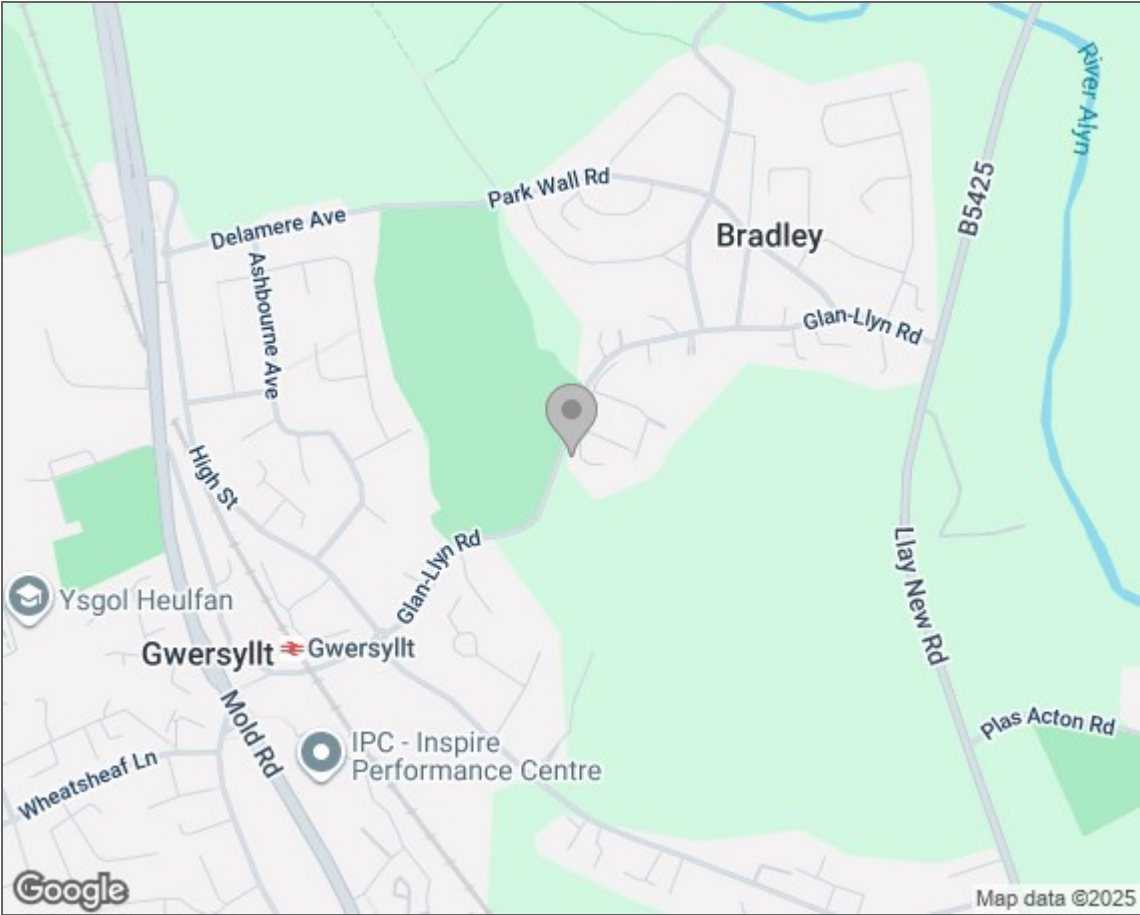
check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. 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.











Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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