

# Town & Country

Estate & Letting Agents

Larch Grove, Wrexham

£160,000



Situated within a popular residential area of Wrexham, this well-presented three-bedroom semi-detached home offers spacious and practical accommodation throughout. Benefiting from a living room with recently installed gas fire, fitted kitchen, dining room, conservatory, utility room, outside WC and excellent storage facilities, the property is ideally suited to families and first-time buyers alike. Externally, there is an enclosed rear garden with decking, whilst the convenient location provides easy access to Wrexham city centre, local schools, amenities and Wrexham Industrial Estate.

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## DESCRIPTION

A well-presented three-bedroom family home offering spacious accommodation throughout, including a living room, fitted kitchen, dining room and conservatory. The property further benefits from a utility room, outside WC, extensive storage facilities, enclosed rear garden and a covered side passage. Ideally suited to first-time buyers, families and those seeking practical living space.



## LOCATION

Situated in a convenient residential location within easy reach of Wrexham city centre, this property benefits from excellent access to local schools, shops, supermarkets, transport links and Wrexham Industrial Estate. The area is well suited to families, first-time buyers and commuters seeking practical day-to-day convenience.

## ENTRANCE HALL

6'63" x 8'80"

Entered via a UPVC double-glazed front door, the welcoming hallway features laminate flooring, a UPVC double-glazed window to the side elevation and a radiator. Stairs rise to the first floor, whilst internal doors provide access to the living room and kitchen.



## LIVING ROOM

12'34" x 13'24"

A comfortable front-facing reception room featuring a gas fire, installed approximately two years ago, creating an attractive focal point. Additional features include wall-mounted lighting, a radiator beneath the front-facing uPVC double-glazed window and a recently fitted internal wooden door with glazed panel.



## DINING ROOM

8'89" x 8'85"

A pleasant dining space featuring laminate flooring and a radiator. Sliding uPVC double-glazed patio doors lead through to the conservatory.



## KITCHEN

8'80" x 11'19"

Fitted with a range of wooden wall and base units complemented by black marble-effect worktops and matching splashbacks. Integrated appliances include a microwave, oven and gas hob, whilst there is also space for a fridge-freezer. A useful understairs pantry is accessed via wooden French doors. A uPVC double-glazed window overlooks the rear elevation and a uPVC side door provides access to the covered outdoor area.



## CONSERVATORY

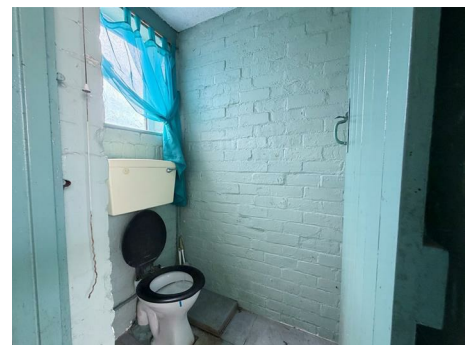
9'05" x 8'53"

A bright and versatile addition to the home, benefiting from tiled flooring, a radiator and uPVC double-glazed windows throughout. A uPVC door provides direct access to the rear garden and decking area.

## COVERED SIDE PASSAGE & OUTBUILDINGS

15'78" x 8'45"

A useful covered outdoor area, tiled throughout and providing excellent additional storage space. Doors lead to the rear garden, utility room, storage room and WC, whilst a further wooden door provides access to the front elevation.



## DOWNSTAIRS W/C

4'24" x 3'09"

Fitted with tiled flooring and a low-level WC.



### UTILITY

7'22" x 5'45"

A practical utility space with plumbing and space for a washing machine and tumble dryer, additional room for a fridge-freezer and useful storage facilities.

### PANTRY/SHED

3'44" x 6'12"

A brick-built storage room offering excellent versatility, ideal for use as a workshop, pantry or general storage area.



### BEDROOM ONE

11'64" x 12'35"

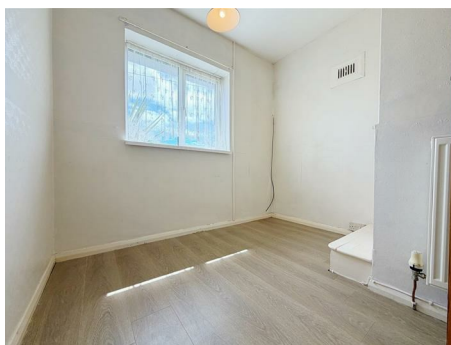
A spacious double bedroom featuring laminate flooring, a radiator and a uPVC double-glazed window overlooking the front elevation.



### BEDROOM TWO

8'91" x 11'52"

A well-proportioned bedroom with a uPVC double-glazed window overlooking the rear elevation, a radiator and a useful storage cupboard housing the Worcester combi boiler. Additional fitted wardrobes and cupboards provide excellent storage.



### BEDROOM THREE

8'65" x 8'85"

Featuring a uPVC double-glazed window overlooking the front elevation, a radiator, newly fitted laminate flooring and a useful over-stairs storage cupboard.



### FAMILY BATHROOM

5'53" x 6'83"

Comprising a low-level WC, shower enclosure and wall-mounted wash hand basin. Fitted cupboards beneath a worktop and an additional storage cabinet provide practical storage solutions. The room benefits from lino flooring, full-height wall tiling and two uPVC double-glazed windows to the side and rear elevations.



### EXTERNALLY



### REAR GARDEN

#### 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.

#### Viewings (Wrexham)

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

#### Services (Wrexham)

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

Tenure - Freehold

Council Tax Band - B

#### 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	