

# Town & Country

Estate & Letting Agents

Wyndham Drive, Cefn-Y-Bedd

£250,000



Available with the benefit of no onward chain, this light and spacious three-bedroom semi-detached property occupies a highly desirable location on the cusp of open countryside, whilst still offering convenient access to Wrexham, Chester, and Mold. A wide range of day-to-day amenities, facilities, and excellent motorway links are all within easy reach.

The property benefits from gas central heating and uPVC double glazing throughout and briefly comprises: entrance porch, reception hall, living room with feature fireplace, extended sitting/dining room, and fitted kitchen to the ground floor. To the first floor are three bedrooms, a bathroom, and separate WC.

Externally, the property enjoys a lawned front garden with shrub borders, driveway, carport, and single garage. The enclosed rear garden benefits from a south-easterly aspect and is attractively stocked with a variety of mature plants, shrubs, and trees.

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## DESCRIPTION

A well-presented and spacious three-bedroom semi-detached property situated within a highly sought-after residential location, enjoying easy access to Wrexham, Chester, Mold, and nearby countryside walks. Offered with no onward chain, the property benefits from gas central heating, uPVC double glazing, an extended sitting/dining room, driveway, carport, garage, and an attractive south-easterly facing rear garden. Ideal for families and buyers seeking a convenient yet peaceful setting close to local amenities and transport links.

## LOCATION

Situated within a highly desirable residential area on the outskirts of Wrexham, Cefn-Y-Bedd offers the perfect balance of countryside surroundings and convenient town access. The area benefits from a range of local amenities, reputable schools and excellent transport connections, with straightforward links to Chester, Mold and the wider motorway network. Nearby countryside walks and green spaces further enhance the appeal of this well-regarded location.



## ENTRANCE PORCH

5'5" x 4'0"

The property is entered via an opaque uPVC double glazed door opening into the entrance porch, featuring quarry tiled flooring, a radiator, and windows

to the front and side elevations. A further opaque uPVC double glazed door leads into the reception hall.

## RECEPTION HALL

12'2" x 5'8"

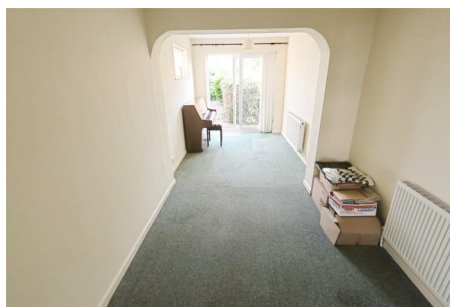
With radiator, staircase rising to the first-floor accommodation with understairs storage cupboard beneath, and doors leading to the kitchen and living room.



## LIVING ROOM

12'3" x 13'3"

Featuring a window to the front elevation with radiator below, a living flame coal-effect gas fire with marble surround, and a glazed door opening into the sitting/dining room.



## SITTING/DINING ROOM

22'8" x 7'7"

An extended and versatile reception space with two radiators, a high-level window to the side elevation, and patio doors opening onto the rear garden.



## KITCHEN

11'0" x 10'1"

Fitted with a range of light wood grain-effect wall, base and drawer units with stainless steel handles and complementary work surfaces incorporating a breakfast bar. The kitchen houses a stainless steel one-and-a-half bowl single drainer sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven and hob, with space and plumbing for a washing machine. Additional features include a radiator, built-in double-door shelved cupboard, and a further built-in cupboard housing the Worcester gas combination boiler.

## FIRST FLOOR LANDING

With window to the side elevation, loft access, built-in shelved storage cupboard, and doors leading to three bedrooms, bathroom, and separate WC.



## BATHROOM

5'8" x 4'8"

Appointed with a panelled bath featuring a thermostatic shower and folding shower screen above, pedestal

wash hand basin, radiator, partially tiled walls, and opaque window to the rear elevation.



### BEDROOM THREE

9'6" x 7'9"

With window to the front elevation and radiator below.



### BEDROOM ONE

13'4" x 10'0"



### BEDROOM TWO

10'0" x 10'1"

Also benefiting from a built-in shelved storage cupboard, window to the rear elevation, and radiator below.



### EXTERNALLY

To the front of the property is a lawned garden with a well-stocked border to the left-hand side. A driveway extends alongside the property, continuing beneath a carport and leading to the garage. Timber gated side access provides entry to the rear garden. Timber gated side access opens to the rear garden, which enjoys a south-easterly orientation and features a paved patio area, gravelled sections, and a variety of mature plants, shrubs, and trees. There is also an external water supply.



### GARAGE

Single garage with up-and-over door, single glazed side window, power, and lighting.

### Services

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

Tenure: Freehold

Council Tax Band D - £2246

### 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.**

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	