

197 Chester Road, Garden Village, Wrexham, LL12 8DW

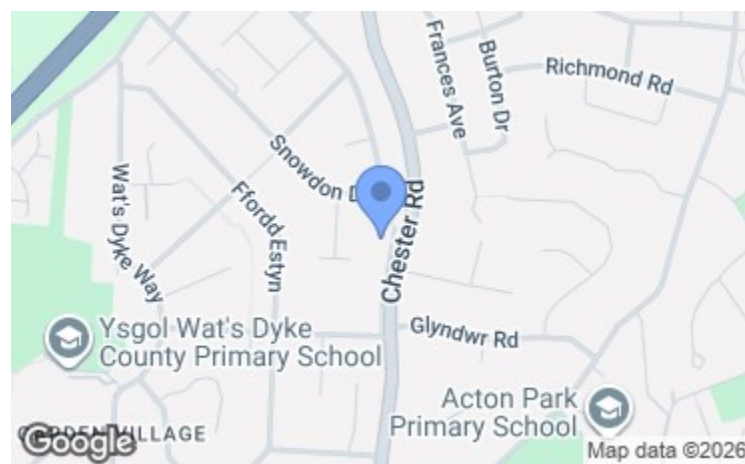
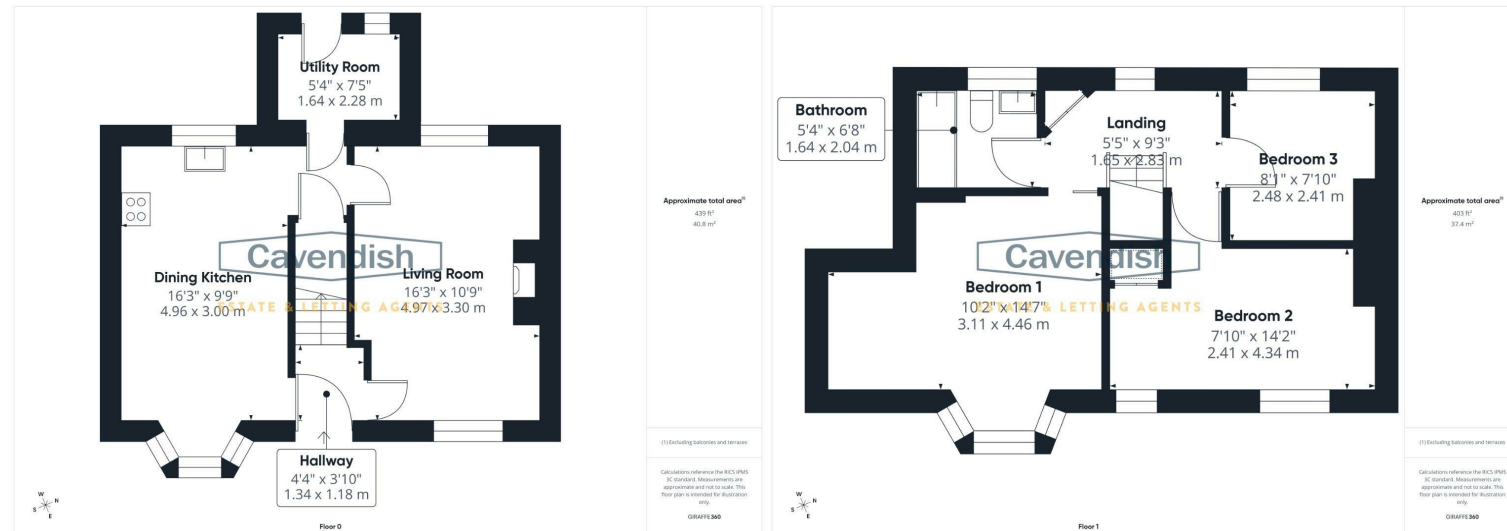
Cavendish
ESTATE AGENTS

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Potential
(92 plus) A	76
(81-91) B	
(69-80) C	
(55-68) D	
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Not environmentally friendly - higher CO ₂ emissions	
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Garden Village, Wrexham,
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Price
£250,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

* Beautifully Presented Cottage-Style Home – Ready to Move Into * Occupying a delightful set-back position off Chester Road in the ever-popular Garden Village area of Wrexham, this charming three-bedroom terraced home has been tastefully improved to a high standard throughout, offering stylish and comfortable living ideal for modern lifestyles. The accommodation opens with a canopy porch leading into a welcoming entrance hallway featuring an attractive decorative tiled floor. The dual-aspect living room is full of character, boasting exposed floorboards and a striking brick chimney breast with a cast-iron log burner, creating a warm and inviting focal point. At the heart of the home is an impressive open-plan kitchen and dining area, fitted with a comprehensive range of units and offering ample space for family dining. A bay window to the front enhances the natural light, while a separate utility room provides practical space for laundry appliances. To the first floor, the landing leads to three well-proportioned bedrooms and a well-appointed family bathroom. The property benefits from UPVC double glazing and gas-fired central heating throughout. Externally, the front garden is laid to lawn with a raised bed and a gravelled driveway providing off-road parking. To the rear, the delightful west-facing garden is mainly laid to lawn, complemented by decorative stone areas, a timber-built shed, and a unique brick-built pizza oven – perfect for outdoor entertaining. The garden is fully enclosed by established hedging and timber fencing, offering a good degree of privacy.



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LOCATION

The property is located along a private road set back from Chester Road in Garden Village. Garden Village thrives as a friendly, well-connected suburb offering local shops, pubs, a community centre, and nearby green spaces like Acton Park and areas by the Village Green. Housing remains predominantly residential, with a tranquil atmosphere complemented by convenience - it's just a short distance from Wrexham town centre. The property is well-placed for commuting to the commercial centres of the North West via the A483 leading north to south, giving easy access to the Chester Business Park.

GARDEN VILLAGE

Garden Village in Wrexham embodies an early 20th-century quest for socially conscious housing, molded by Garden City ideals. Its origins lie in addressing industrial housing shortages, but its enduring charm lies in the community it nurtured—built around resilience, green space, and thoughtful planning. Today, it remains a welcoming neighbourhood where tradition and community continue to flourish.

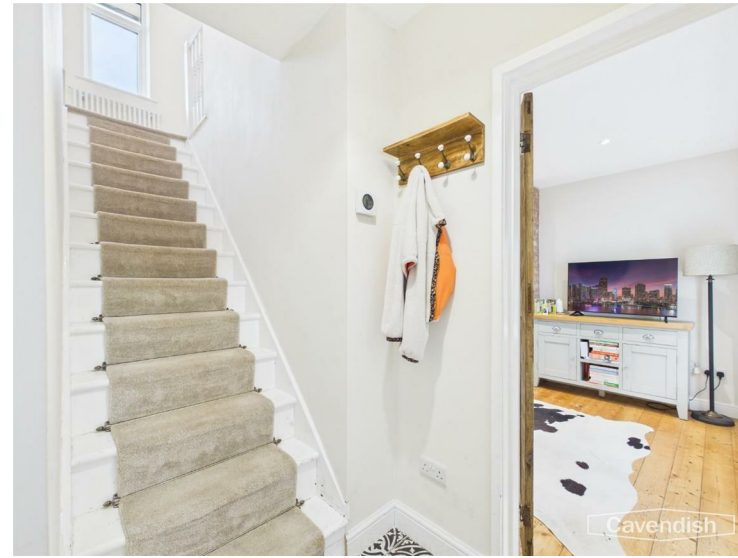
THE ACCOMMODATION COMPRISES:

CANOPY PORCH



Outside light. Wooden panelled entrance door with glazed inserts to the entrance hall.

ENTRANCE HALL



Ceiling light point, mains connected smoke alarm, digital thermostatic heating controls, decorative tiled floor, and staircase to the first floor. Stripped wooden panelled door to the living room and opening to the dining kitchen.

LIVING ROOM

5.00m x 3.30m (16'5" x 10'10")



Feature exposed brick fireplace with brick hearth housing a cast-iron log burner, two contemporary column style radiators, recessed LED ceiling spotlights, exposed wooden floorboards, UPVC double glazed window overlooking the front, and UPVC double glazed window to rear, Stripped wooden panelled door leading through to the dining kitchen.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW



Overleigh roundabout and take the second exit onto the Wrexham Road, passing the Chester Business Park on the left. At the roundabout with the A55 Expressway continue straight across onto a stretch of dual carriageway which leads into the A483 Wrexham by-pass. Follow the A483 for several miles and take the second exit, signposted Acton, Borras and Nantwich (A534). At the roundabout take the third exit towards the town centre, signposted "Acton". Follow the A5152 Chester Road up the hill and at the parade of shops turn right and then right again into a private road. The property will then be found after some distance on the left hand side.

OUTSIDE REAR



To the rear there is a delightful lawned garden with decorative stone, and raised beds with mature shrubbery and trees, being enclosed by established privet hedging and wooden panelled fencing. Outside sensor light, and outside water tap. There is also a concrete base with garden shed and at the top of the garden there is a paved area with brick-built pizza oven. The garden enjoys a good degree of privacy and a sunny westerly aspect.

DIRECTIONS

From Chester proceed over the Grosvenor Bridge to the

COUNCIL TAX

* Council Tax Band C - Wrexham County Borough Council.

AGENT'S NOTES

- * Services - we understand that mains gas, electricity, water and drainage are connected.
- * The property was rewired in October 2021.
- * The central heating was serviced on 13.4.26.
- * We wish to disclose that there is a connected party relationship between one of the vendors and Cavendish Estate Agents Ltd.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.



DINING KITCHEN

4.98m plus bay x 3.02m (16'4" plus bay x 9'11")



Dual-aspect kitchen and dining area.

KITCHEN AREA



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated worktops incorporating a breakfast bar area. Inset one and half bowl ceramic sink unit and drainer with extendable mixer tap. Wall tiling to work surface areas. Fitted four-ring gas hob with chimney style extractor above, built-in electric fan assisted oven, and combination microwave oven. Built-in understairs storage cupboard with double power point and wall light, recessed ceiling spotlights, two pendant light points, tiled floor, and UPVC double glazed window overlooking the rear garden. Wooden panelled door to the utility room.

DINING AREA



UPVC double glazed bay window overlooking the front, exposed wooden floorboards, contemporary tall column style radiator, and recessed LED ceiling spotlights.

UTILITY ROOM

2.31m x 1.65m (7'7" x 5'5")



Fitted worktop with plumbing and space for washing machine, and space for tumble dryer beneath, recessed LED ceiling spotlights, tiled floor, UPVC double glazed window, and UPVC double glazed door to outside.

LANDING



Ceiling light point, mains connected smoke alarm, two spindled balustrades, contemporary column style radiator, built-in cupboard housing a Worcester Greenstar combination condensing gas fired central heating boiler, and UPVC double glazed window overlooking the rear. Sliding pocket door to bedroom one, and stripped wooden panelled doors to bedroom two, bedroom three and bathroom.

BEDROOM ONE

4.47m x 3.10m plus bay (14'8" x 10'2" plus bay)



UPVC double glazed bay window overlooking the front with views towards Chester Road, two ceiling light points, and double radiator with thermostat.

BEDROOM TWO

4.34m max x 2.44m plus door recess (14'3" max x 8' plus door recess)



Two UPVC double glazed windows overlooking the front with views towards Chester Road, ceiling light point, double radiator with thermostat, and built-in storage cupboard with cupboard above.

BEDROOM THREE

2.51m x 2.41m (8'3" x 7'11")



UPVC double glazed window to rear, ceiling light point, access to loft space, and single radiator with thermostat.

BATHROOM

2.08m x 1.75m max (6'10" x 5'9" max)



Modern white suite with chrome style fittings comprising: double ended bath with central mixer tap, wall mounted mixer shower over with canopy style rain shower head, extendable shower attachment and glazed shower screen; low level dual-flush WC; and an upcycled chest of drawer unit with sink and mixer tap. Wall tiling to bath and shower area, tiled floor, recessed LED ceiling spotlights, extractor, chrome ladder style towel radiator, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT

To the front there is a lawned garden with raised bed and gravelled driveway with a pathway to the entrance door. A shared pathway at the side provides access to the rear garden.