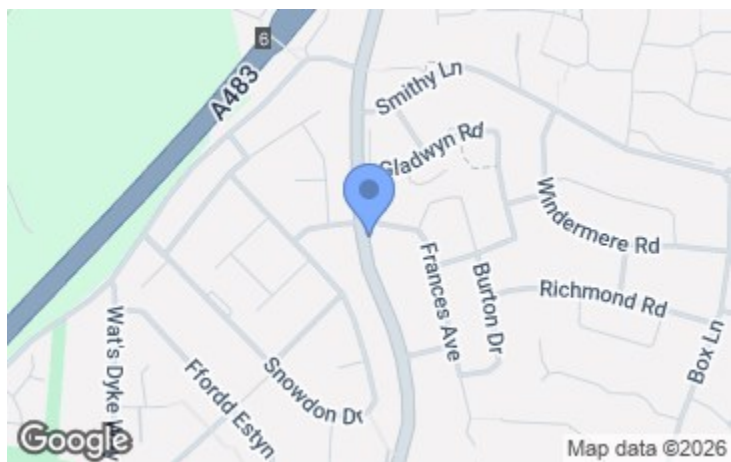


187 Chester Road, Garden Village, Wrexham, LL12 8DW



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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	83

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

**187 Chester Road**  
 Garden Village, Wrexham,  
 LL12 8DW

Price  
 £325,000

**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.

**\* EXTENDED TO REAR \* STUNNING INTERIOR \* VIEWING ESSENTIAL.** An attractive three bedroom terraced cottage style home occupying a convenient position set back from Chester Road in the popular area of Garden Village in Wrexham. The accommodation briefly comprises: entrance porch with quarry tiled floor, beautifully fitted kitchen with Silestone worktops and Smeg range style cooker, living room with cast-iron log burner, inner hallway with sliding pocket door to the utility room, impressive open-plan dining area and family room with contemporary log burner and bi-folding doors to the rear garden, landing, principal bedroom with fitted triple wardrobe and en-suite shower room, two further bedrooms both with decorative cast-iron fireplaces, and a well appointed shower room with walk-in shower with canopy style rain shower head and extendable shower attachment. The property benefits from double glazed windows and has gas fired central heating with a combination boiler. Externally there is a cottage style garden at the front with wooden picket fencing and gravelled driveway parking. To the rear the garden is enclosed by wooden fencing and hedging and laid mainly to lawn with a decked seating area. If you are looking for a ready to move into home, in a convenient location close to local amenities, then we strongly urge you to view.



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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:

### PORCH

Composite double glazed entrance door with security peep hole and letterbox, single radiator with thermostat, ceiling light points, smoke alarm, small UPVC double glazed window to front and quarry tiled floor. Opening to hall.

### HALL

Staircase to the first floor, ceiling light point, smoke alarm and quarry tiled floor. Wooden panelled doors to the living room and kitchen.

## LIVING ROOM

4.90m x 3.20m (16'1" x 10'6")



Chimney breast with glazed tile lined fireplace, quarry tiled hearth, and wooden mantel, housing a cast-iron log burner, two recessed LED ceiling spotlights, contemporary tall radiator with thermostat, and UPVC double glazed window overlooking the front. Wooden panelled door to inner hall.

## KITCHEN

3.45m into bay x 2.97m (11'4" into bay x 9'9")



Fitted with a comprehensive range of base and wall level units incorporating drawers and cupboards with grey Silestone worktops and matching upstands. Inset one and half bowl stainless steel sink unit with mixer tap and drainer grooved into the worktop. Free-standing Smeg range style cooker with six-ring gas hob, double oven, grill, stainless steel splashback, and chimney style



## DIRECTIONS

From Chester proceed over the Grosvenor Bridge to the 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, Borrass 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.

## TENURE

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

## COUNCIL TAX

\* Council Tax Band D - Wrexham County Borough Council.

## AGENT'S NOTES

- \* Services - we understand that mains gas, electricity, water and drainage are connected.
- \* The property is on a water meter.
- \* The property benefits from gas fired central heating with radiators, underfloor heating in the dining/family room and dual-fuel radiators in the shower room and en-suite shower room.
- \* The boiler was installed in 2012.

## ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

## 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

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

**SHOWER ROOM**

2.87m max x 2.44m max (9'5" max x 8' max)



Well appointed and beautifully fitted contemporary suite: comprising walk-in tiled shower enclosure with canopy style rain shower head, extendable shower attachment and glazed shower screen; low level dual-flush WC with concealed cistern; and vanity unit with wash hand basin, mixer tap and storage beneath. Tiled display shelf, recessed LED ceiling spotlights, extractor, double glazed roof light, tiled floor, and dual fuel chrome ladder style towel radiator.

**OUTSIDE FRONT**



The property occupies a pleasant position set back from Chester Road. To the front there is a cottage style garden with decorative stone, flowers, shrubs and small trees being enclosed by wooden picket fencing with a gated pathway to the porch. Outside lantern

style light, and external gas meter cupboard. To the front of the house there is also gravelled driveway parking with parking for a minimum of three cars. A shared passageway at the side with wrought iron metal gate provides access to the rear garden. Electric car charging point.



**OUTSIDE REAR**



To the rear there is an enclosed lawned garden with decked seating area enclosed by wooden fencing, privet hedging and laurel hedging. Contemporary outside light, and external double power point.

recirculating extractor above. Integrated fridge and Siemens dishwasher. Wall tiling to work surface areas, under-cupboard LED lighting, recessed LED ceiling spotlights, wood effect tiled floor, and UPVC double glazed bay window with double radiator and thermostat overlooking the front.



**INNER HALL**

2.95m x 2.34m (9'8" x 7'8")



Recessed LED ceiling spotlights, recess with display shelving, built-in downstairs storage cupboard with shelving, and wood effect tiled floor. Opening leading through to the dining/family room, living room, and sliding pocket door to the utility room.



**DINING/FAMILY ROOM**

6.91m x 4.09m narrowing to 2.31m (22'8" x 13'5" narrowing to 7'7")



Open-plan dining area and family room.

**FAMILY ROOM**



Feature glazed roof light, recessed LED ceiling spotlights, contemporary log burner, and wood effect tiled floor with underfloor heating.

**DINING AREA**



Two feature pendant lights, wood effect tiled floor with underfloor heating, ample space for dining table and chairs, and black aluminium framed double glazed bi-folding doors to the rear garden.

**UTILITY ROOM**

2.64m x 1.42m (8'8" x 4'8")



Fitted with a matching range of units with laminate worktop and inset single bowl stainless steel sink unit and drainer with mixer tap. Tiled splashback, wall mounted Baxi Duo Tech combination condensing gas fired central heating boiler, cupboard housing the electric meter, electrical consumer board, plumbing and space for washing machine, space for tumble dryer, integrated fridge/freezer, recessed LED ceiling spotlights, single radiator with thermostat, and wood effect tiled floor.

**FIRST FLOOR LANDING**



Spindled balustrade, recessed LED ceiling spotlights, smoke alarm, single radiator, and access to loft space. Wooden panelled doors to bedroom one, bedroom two, bedroom three and shower room.

**BEDROOM ONE**

3.53m max x 2.82m max (11'7" max x 9'3" max)



Black aluminium framed double glazed window to rear, ceiling light point, oak wood effect flooring, contemporary tall radiator with thermostat, and built-in triple wardrobe with hanging space and shelving. Opening to the en-suite shower room.

**EN-SUITE SHOWER ROOM**

2.34m x 1.02m (7'8" x 3'4")



Well appointed suite in white with chrome style fittings comprising: tiled shower enclosure with folding glazed shower screen; fitted worktop with inset wash hand basin, mixer tap and storage beneath; and low level dual-flush WC. Tiled floor, dual-fuel chrome ladder style towel radiator, double glazed roof light with fitted blind, recessed LED ceiling spotlights, and electric shaver point.

**BEDROOM TWO**

4.39m x 3.20m (14'5" x 10'6")



UPVC double glazed window overlooking the rear, ceiling light point, double radiator, chimney breast with decorative cast-iron fireplace, two built-in storage cupboards to the eaves recess with hanging space, and built-in over stairs storage cupboard with light point and hanging rail.

**BEDROOM THREE**

3.78m x 2.97m plus window (12'5" x 9'9" plus window)



UPVC double glazed window overlooking the front, double radiator, chimney breast with decorative cast-iron fireplace, and ceiling light point.