

# Wingetts

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**10 Rutland Road, Wrexham, LL13 8PL**

**Price £240,000**

Presented to an excellent standard with Victorian style features is this spacious 3 storey 4 bedroom bay window fronted town house conveniently located within walking distance of all the amenities the city centre has to offer. Having the benefit of gas central heating and Upvc double glazing, the accommodation briefly comprises an attractive entrance hall with stairs to 1st floor landing, bay window fronted lounge, open aspect kitchen/dining/day room fitted with a range of gloss fronted base and wall cupboards complimented by a central island and breakfast bar. The 1st floor landing gives access to 3 bedrooms, 2 of which are doubles, and a shower room with walk in shower. Stairs from the landing rise to the top floor double bedroom with Velux window and built in storage. Externally, a patterned drive provides parking and the rear garden has been designed for easy maintenance to include patio areas and artificial lawn. Energy Rating - D (65)

## LOCATION

Rutland Road is conveniently located for Wrexham city centre and all its shopping facilities, bars, restaurants, leisure facilities and both bus and train stations. Good road links provide access to the Wrexham Industrial Estate and A483 by pass that connects Wrexham to Chester and Shropshire therefore allowing for daily commuting to the major Commercial centres of the region. 2 supermarkets are within easy reach together with children's playground and recreational areas.

## DIRECTIONS

From Wrexham city centre proceed along the A525 in the direction of Marchwiel and Whitchurch. Turn left immediately prior to Farmfoods supermarket into Newton Street which leads into Rutland Road and the property will be observed on the left.

## ON THE GROUND FLOOR

Upvc part glazed entrance door with matching side window panels opens to the:

### SPACIOUS HALLWAY

Having ceramic tiled flooring, coving to ceiling, radiator, stairs to first floor landing, understairs storage cupboard and four panel door to:

### LOUNGE 13'1" x 12'7" (3.99 x 3.84)

A light and airy reception room having upvc double glazed bay window to front, fireplace set within chimney breast, coving to ceiling, radiator, telephone point and wall light point.

### KITCHEN/DINING/FAMILY ROOM 19'5" Max x 13'1" Max (5.92 Max x 3.99 Max)

A sociable room featuring Victorian style radiators, cast iron ornamental fireplace, grey gloss fronted base and wall cupboards to kitchen area complimented by work surface areas incorporating a 1 ½ bowl sink unit with mixer tap, five ring gas hob with oven/grill below and angled extractor hood above, plumbing for washing machine, central island with pull up electric socket/USB ports, breakfast bar, integrated fridge freezer, plinth lighting, wine rack, part tiled walls, upvc double glazed window and upvc double glazed French doors opening to the rear garden.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With gallery over stairwell and dado rail.

### BEDROOM ONE 12'9" x 12'7" (3.89 x 3.84)

Upvc double glazed bay window to front, radiator and coving to ceiling.

### BEDROOM TWO 13'1" x 12'2" (3.99 x 3.71)

A good sized second bedroom with upvc double glazed window to rear and storage cupboard housing the Ideal gas combination boiler.

### BEDROOM THREE 8'0" x 6'9" (2.44 x 2.06)

Upvc double glazed window, radiator, laminate flooring and coving to ceiling.

### SHOWER ROOM 6'7" x 6'8" (2.01 x 2.03)

Appointed with a modern suite of wash basin and w.c set within vanity unit, walk-in shower area with glazed splash screen and Drench style shower head to ceiling, upvc double glazed window, illuminated wall mirror, chrome heated towel rail, fully tiled walls, inset ceiling spotlights, extractor fan and tiled flooring.

## ON THE SECOND FLOOR

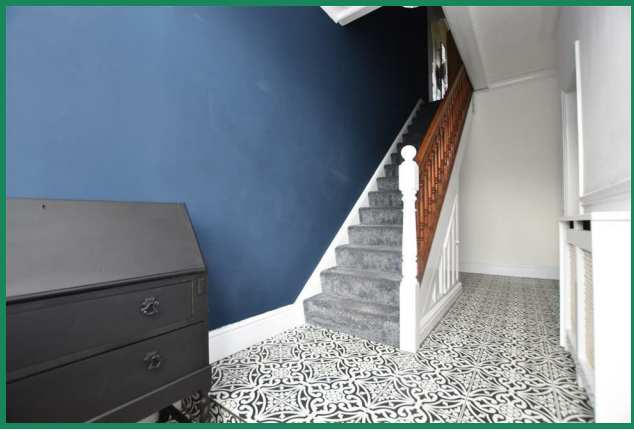
Approached via the staircase from the first floor landing to:

### SPACIOUS ATTIC ROOM 13'2" x 18'0" (4.01 x 5.49)

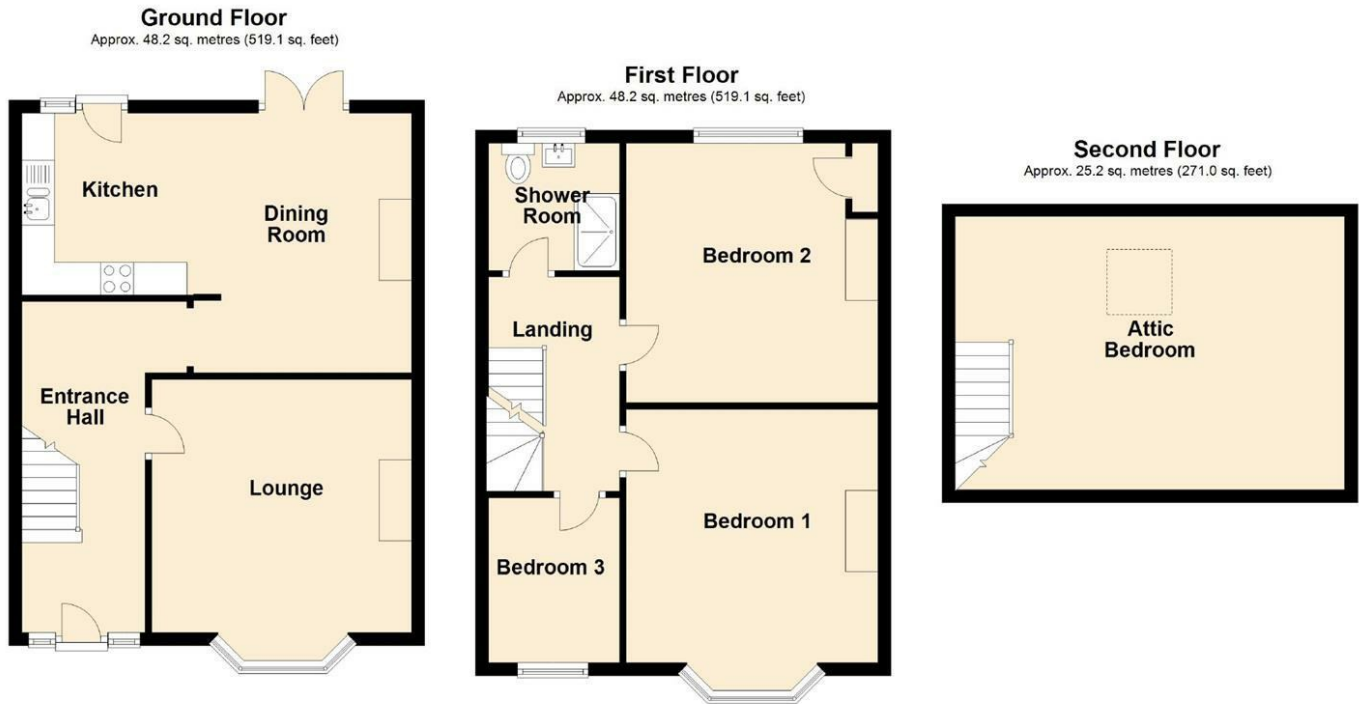
A good sized fourth bedroom with Velux roof light window, useful storage space to eaves, radiator and ceiling light.

## OUTSIDE

The property is approached via a concrete pattern driveway providing off road parking together with low level brick boundary wall to front. The rear garden enjoys a good degree of privacy and includes a large timber decked patio area which is ideal for outdoor entertaining and dining, artificial lawn, rear access gate and external lighting.



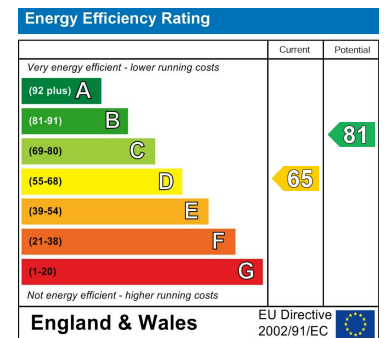
## Floor Plan



## Area Map



## Energy Efficiency Graph



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