



**145 Kingsmills Road, Wrexham, LL13 0NS**

**Price £250,000**

A spacious 4 bedroom detached family home with garage and pleasant tree lined gardens conveniently located on the fringe of the city centre and within walking distance of the picturesque Erddig National Trust Parkland. The accommodation requires a degree refurbishment but offers an excellent opportunity to recreate a lovely family home. Briefly comprising a UPVC double glazed entrance door opening to the enclosed porch, hall with turned staircase to 1st floor, cloaks/w.c., spacious lounge with French doors opening to the garden, family sized dining room adjoining the kitchen which connects to a utility room. The 1st floor landing gives access to the 4 well proportioned bedrooms, 3 of which are doubles and include built in wardrobes. Family bathroom with shower over the bath. Externally, the central drive is shared with just the neighbouring property and leads to the private parking and garage. The front and rear gardens are mainly lawned and provide an excellent outdoor entertaining space for both children and adults within a pleasant setting. NO CHAIN. Energy Rating - TBC

## LOCATION

Located on the fringe of the city centre and yet within close proximity to the popular National Trust Parkland of Erddig which provides picturesque walks, this property is very convenient with both primary and secondary schools within easy reach as well as the Wrexham Industrial Estate and link roads which give access to the commercial, industrial and tourism centres of the region. Convenient stores are within walking distance together with a local bus service.

## DIRECTIONS

From Wrexham city centre proceed along the A525 in an Easterly direction passing Farm Foods on the left hand side and the Royal Welsh Fusilier Barracks on the right. As you descend the hill the entrance to the property will be observed on the left hand side immediately prior to the left hand turning.

## ON THE GROUND FLOOR

A conservatory style entrance porch with upvc double glazed windows and upvc part glazed door opening to:

## VESTIBULE

Having coat hanging space and part glazed door opening to:

## HALLWAY

With turned staircase rising to first floor with feature tall window to the half landing, useful storage cupboard and radiator.

## CLOAKS/W.C

Appointed with a low flush w.c, wash basin, radiator, fully tiled walls and upvc double glazed window.

## LOUNGE 19'0" x 10'9" (5.8m x 3.3m)

A good sized reception room enjoying a pleasant aspect overlooking the garden through upvc double glazed French doors with upvc double glazed windows either side, two radiators and electric fire in surround.

## DINING ROOM 14'1" x 10'9" (4.3m x 3.3m)

Another good sized reception room with upvc double glazed windows to front and side and radiator.

## KITCHEN 15'5" x 8'6" (4.7m x 2.6m)

Fitted with base and wall cupboards with work surface areas, part tiled walls, twin drainer stainless steel sink unit with upvc double glazed window above overlooking the garden, electric cooker point, plumbing for dishwasher and two built-in storage cupboards.

## UTILITY 6'2" x 5'10" (1.9m x 1.8m)

Plumbing for washing machine and upvc part glazed external door.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

## LANDING

With gallery over stairwell, ceiling hatch to roof space and good sized storage cupboard.

## BEDROOM ONE 15'1" x 10'9" (4.6m x 3.3m)

Two upvc double glazed windows, radiator and two door built-in wardrobe.

## BEDROOM TWO 12'9" x 10'9" (3.9m x 3.3m)

Upvc double glazed window, radiator, wash basin and built-in wardrobe.

## BEDROOM THREE 12'1" x 7'10" (3.7m x 2.4m)

Upvc double glazed window to side, wash basin, radiator and built-in wardrobe.

## BEDROOM FOUR 8'10" x 7'2" (2.7m x 2.2m)

Upvc double glazed window, radiator, airing cupboard housing the hot water cylinder and separate storage cupboard housing the Worcester gas central heating boiler.

## BATHROOM 8'10" x 6'2" (2.7m x 1.9m)

Appointed with a low flush w.c, pedestal wash basin, bath with mixer tap and shower screen, chrome heated towel rail, radiator, upvc double glazed window, part tiled walls and part wipe clean wall panels.

## OUTSIDE

The driveway is shared with just one other property and leads to the private parking together with a garage having metal up and over door. Lawned gardens extend to both the front and rear providing a good degree of privacy and outdoor entertaining space.

## AGENTS NOTE

Documentation is available for treatment of a small section of Japanese Knotweed which is nearly completion.

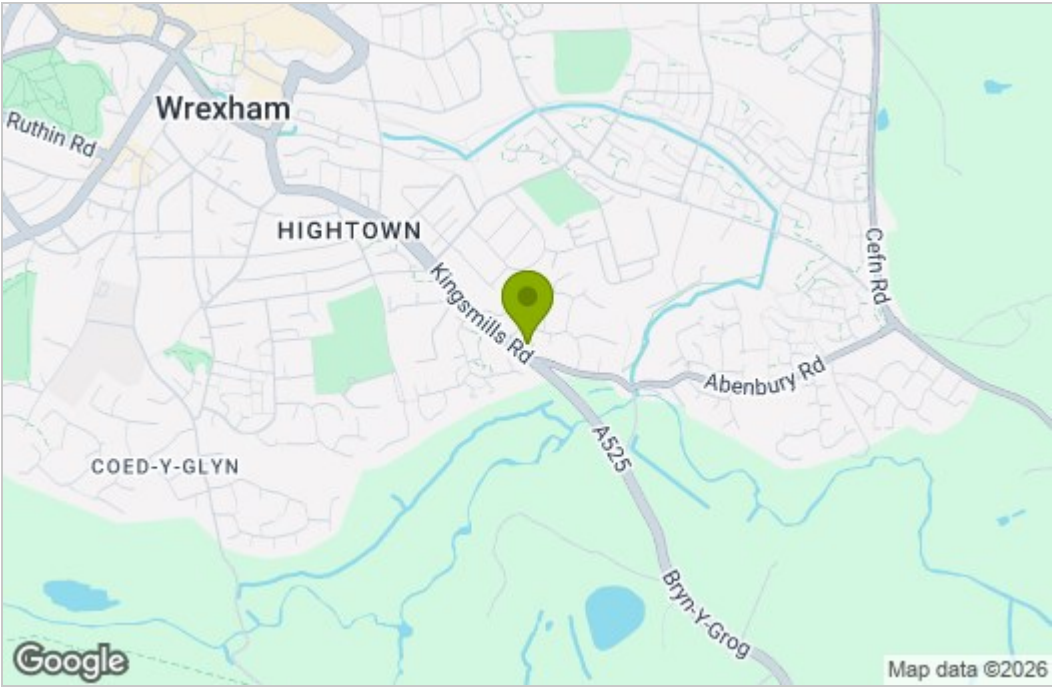
## PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).





### Area Map



### Energy Efficiency Graph

| 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 |           |

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 firms employment has the authority to make or give any representation or warranty in respect of the property.