



6 Derwen Court

Wrexham | LL13 7JA

Offers In Excess Of £450,000

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Situated in a quiet residential cul-de-sac just moments from the beautiful Erddig National Trust estate, this four/five bedroom detached family home is offered for sale with the added benefit of no onward chain. The property provides generous and highly versatile accommodation, ideal for modern family living. In brief, the accommodation comprises an entrance hallway, downstairs WC, open plan kitchen/dining room, conservatory, spacious living room, rear hallway and an additional sitting room or fifth bedroom, offering flexible ground floor space to suit a variety of needs. To the first floor, the landing leads to four well-proportioned bedrooms and a family bathroom. Externally, the property enjoys a pleasant lawned garden to the front with established trees and shrubs, alongside a tarmacadam driveway providing ample off-road parking and access to the double garage with electric up-and-over door. Gated side access leads to a well-established and attractively maintained rear garden, offering a good degree of privacy. Derwen Court is a highly regarded residential cul-de-sac located off Sontley Road, combining a peaceful setting with exceptional convenience. The property is within walking distance of Erddig National Trust, offering acres of parkland, woodland walks and cycle routes, while Wrexham city centre is also easily accessible, providing a wide range of shops, restaurants, leisure facilities and schools. The location benefits from excellent transport links, with the A483 nearby offering direct routes to Chester, Oswestry and the wider North West. Wrexham General Railway Station provides regular services to Chester, Shrewsbury and beyond, making this an ideal location for commuters seeking a balance between town living and countryside surroundings.

- FOUR/FIVE BEDROOM DETACHED FAMILY HOME
- NO ONWARD CHAIN
- ENTRANCE HALL AND DOWNSTAIRS WC
- SPACIOUS OPEN PLAN KITCHEN/DINING SPACE WITH CONSERVATORY
- TWO RECEPTION ROOMS WITH ONE BEING OPTIONAL ADDITIONAL BEDROOM
- BUILT IN STORAGE IN BEDROOMS
- SPACIOUS FAMILY BATHROOM
- INTEGRATED DOUBLE GARAGE
- ESTABLISHED GARDENS TO FRONT AND REAR
- SOUGHT AFTER CUL-DE-SAC LOCATION NEAR ERDDIG NATIONAL TRUST



### **Entrance Hall**

Sheltered external entrance porch and uPVC double glazed door with frosted side panel leads into a spacious entrance hallway. Wooden laminate flooring, panelled radiator, ceiling light point, stairs case with glass balustrade to first floor, doors to living room, kitchen and downstairs WC.

### **Living Room**

Two uPVC double glazed windows to the front and side elevation with the front being bay style. Electric fireplace set on a tiled hearth. Carpet flooring, two wall lights, panelled radiator and double French doors into dining room.

### **Kitchen/Dining Room**

Open plan kitchen and dining space with the kitchen housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include fridge, electric oven, hob and extractor over. Space and plumbing for washing machine. 1.5 composite sink unit with mixer tap over. The room is finished with vinyl flooring, four ceiling light points, two panelled radiators, space for dining table, two uPVC double glazed windows to the rear with venetian blinds, uPVC double glazed doors into conservatory and door into rear hallway.

### **Conservatory**

Brick and timber built triple aspect conservatory with vinyl flooring, power sockets and doors to the garden area.

### **Sitting Room/Bedroom Five**

UPVC double glazed window and uPVC double glazed French doors to the garden area. Gas fireplace with surround, wooden laminate flooring, two wall lights, and panelled radiator.

### **Downstairs WC**

Two piece suite comprising low-level WC and pedestal wash hand basin. Tiled floor, part tiled walls, extractor and ceiling light point.

### **Rear Hall**

UPVC double glazed door to the side, vinyl flooring, ceiling light point, panelled radiator and door into integral garage.

### **Landing Area**

Corridor style landing with uPVC double glazed window to the side with venetian blinds, access to loft, carpet flooring, wall light, doors to bedrooms and bathroom.

### **Bedroom One**

UPVC double glazed window to the front elevation. Built in double wardrobe with rail and shelving. Carpet flooring, ceiling light point and panelled radiator.

### **Bedroom Two**

UPVC double glazed window to the rear elevation. Built in wardrobe with rail and shelving. Carpet flooring, ceiling light point and panelled radiator.

### **Bedroom Three**

UPVC double glazed window to the front elevation. Built in wardrobe with shelving. Carpet flooring, ceiling light point and panelled radiator.

### **Bedroom Four**

UPVC double glazed frosted window to the rear elevation. Built in wardrobe with shelving. Carpet flooring, ceiling light point and panelled radiator.

### **Bathroom**

Spacious three-piece suite bathroom with low-level WC, pedestal wash hand basin and 'P' shaped bath





with mains shower over. Tiled walls and flooring, chrome heated towel rail, recessed LED lighting and uPVC double glazed frosted window to the rear.

#### **Garage**

Integral double garage with electric up and over door, wall mounted combination boiler, power, lighting, space for tumble dryer and additional white goods.

#### **Outside**

The property occupies a generous plot, with a well-maintained lawned garden to the front complemented by established shrubs and mature trees along the boundaries, creating a strong sense of privacy and kerb appeal. A spacious tarmacadam driveway provides ample off-road parking and leads to the double garage. Gated access is available to both sides of the property, with one side offering a pathway and side entrance porch, while the other features double timber gates opening onto a paved area with a timber storage shed. To the rear, the garden is beautifully established, with a variety of mature trees and shrubs lining the borders to provide excellent privacy and a peaceful outlook. There is a raised seating area finished with artificial grass, ideal for entertaining or relaxing, along with an additional artificial lawned seating space to the side, offering multiple zones to enjoy throughout the day. The garden further benefits from external lighting and an outside tap, making it both practical and inviting.

#### **Additional Information**

The property has been owned since being built in approximately 1977 including being extended in 1981. During this time it has been maintained and improved. The boiler was replaced a few years ago and has been serviced. Bedroom four was previously a shower room and still has the plumbing so can be easily converted back. The downstairs sitting room could be used as an additional bedroom. The loft space is boarded with electric.

#### **Important Information**

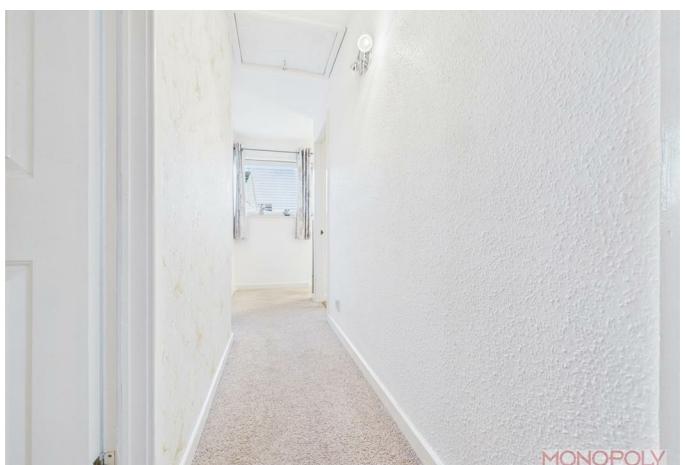
**MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title

documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.









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Energy Efficiency Rating		Current	Proposed
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
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			
(11-20) G			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Proposed
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			
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