



Ffordd Estyn

Wrexham | LL11 2SU

£240,000

MONOPOLY[®]

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This immaculate two double bedroom home is presented in excellent condition and is offered to the market with the added benefit of no onward chain. In brief, the accommodation comprises an entrance hall, a bright living room, dining area, kitchen, and a sun room to the rear. To the first floor, there are two generously sized double bedrooms, both with built-in storage, and a spacious, modern shower room. Externally, the property features a driveway to the front, while a shared side entry provides access to the rear. The south-facing rear garden offers a private and low-maintenance patio area, bordered by established shrubs and mature trees - ideal for outdoor relaxation and entertaining. Garden Village is a highly sought-after residential area, well regarded for its community feel and convenient access to a range of local amenities including shops, schools, and parks. The location also benefits from excellent transport links, with easy access to Wrexham city centre and the A483, providing swift connections to Chester and beyond.

- TWO DOUBLE BEDROOM TERRACE HOME
- POPULAR VILLAGE LOCATION
- NO CHAIN
- LIVING AND DINING ROOM
- KITCHEN AND SUN ROOM
- MODERN SPACIOUS SHOWER ROOM
- DRIVEWAY FOR MULTIPLE VEHICLES
- LOW MAINTENANCE GARDEN TO THE REAR
- EXCELLENT TRANSPORT LINKS



Entrance Hall

Hardwood glazed door leading into entrance hall. Tiled flooring, ceiling light point, stairs rising to first floor and doors into dining room and living room.

Dining Room

UPVC double glazed window to the front elevation with vertical blinds. Continuation of tiled flooring, panelled radiator and ceiling light point. Opening into kitchen.

Kitchen

Housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include electric oven, four ring gas hob and extractor over. 1 1/2 stainless steel sink unit with mixer tap over. Under-stairs storage cupboard with shelving. Continuation of tiled flooring, ceiling light point, splash-back tiling and opening into the sunroom.

Sun Room

UPVC double glazed sliding doors leading to the garden area plus uPVC double glazed window to the side. Continuation of wall, drawer and base units with work surface over. Space for tumble dryer, microwave and plumbing for washing machine. Cupboard housing combination boiler. Ceiling light point, panelled radiator and continuation of tiled flooring.

Living Room

UPVC double glazed window to the front elevation and uPVC 'French' style doors leading to garden area. Living flame gas fire with composite surround. Coved ceiling, carpet flooring, panelled radiator and door into hall.

Landing Area

UPVC double glazed window to the rear elevation.

Carpet flooring, ceiling light point, panelled radiator, access to loft and doors into bedrooms and shower-room.

Bedroom One

Two uPVC double glazed windows to the front and rear elevation. Fitted with a range of wardrobes with clothes rail, drawers and shelving. Fitted vanity table and mirror. Carpet flooring, panelled radiator and ceiling light point.

Bedroom Two

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

Shower Room

Modern three piece suite comprising of a low-level WC, wash-hand basin sat in high gloss vanity unit and a double walk-in dual hose shower with glass screen. Tiled walls and flooring, recessed LED lighting, vertical radiator, extractor and uPVC frosted window to the rear elevation.

Outside

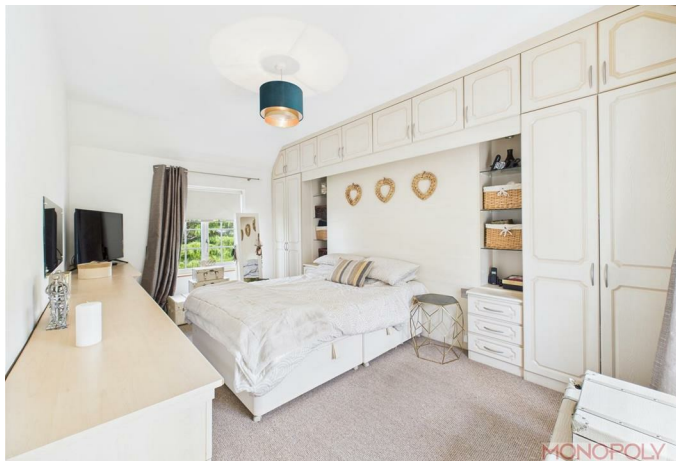
To the front elevation is a tarmac driveway with space for approximately five vehicles. To the boundary there are fence panels, slate chippings and established shrubberies and trees. To the side there is a shared entry and gate leading to the rear of the property. The rear garden area offers a good degree of privacy. There is a block paved patio area with steps leading down to a paved patio area. To the boundary there are a range of established trees, shrubberies and fencing. The garden also includes a garden shed, external tap and lighting.

Additional Information

Probate has been applied for and is ongoing. Some items may be negotiable within the sale.

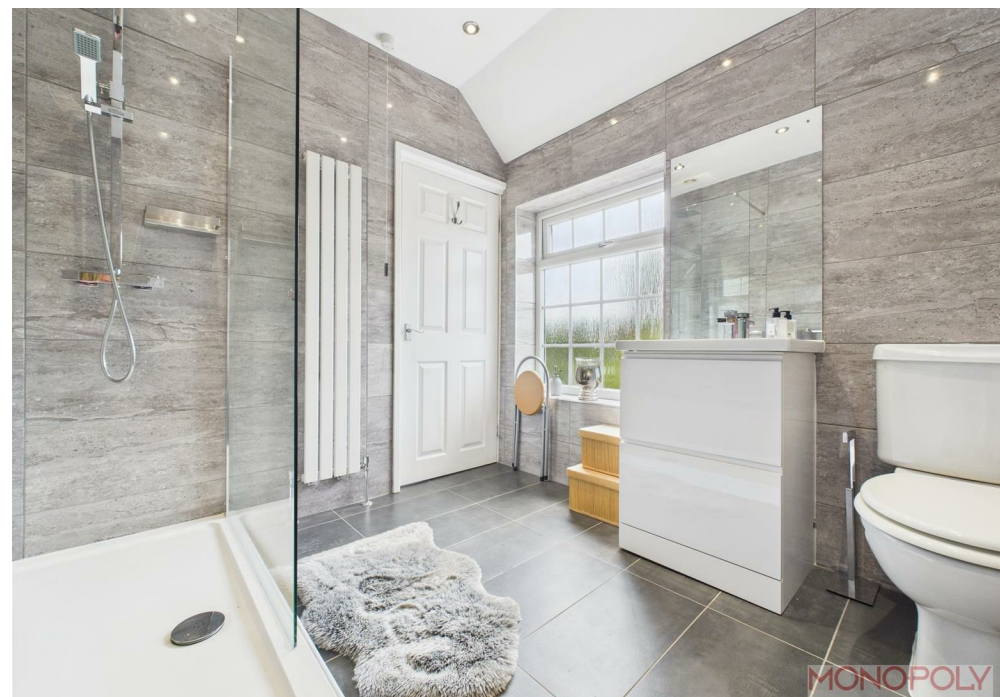
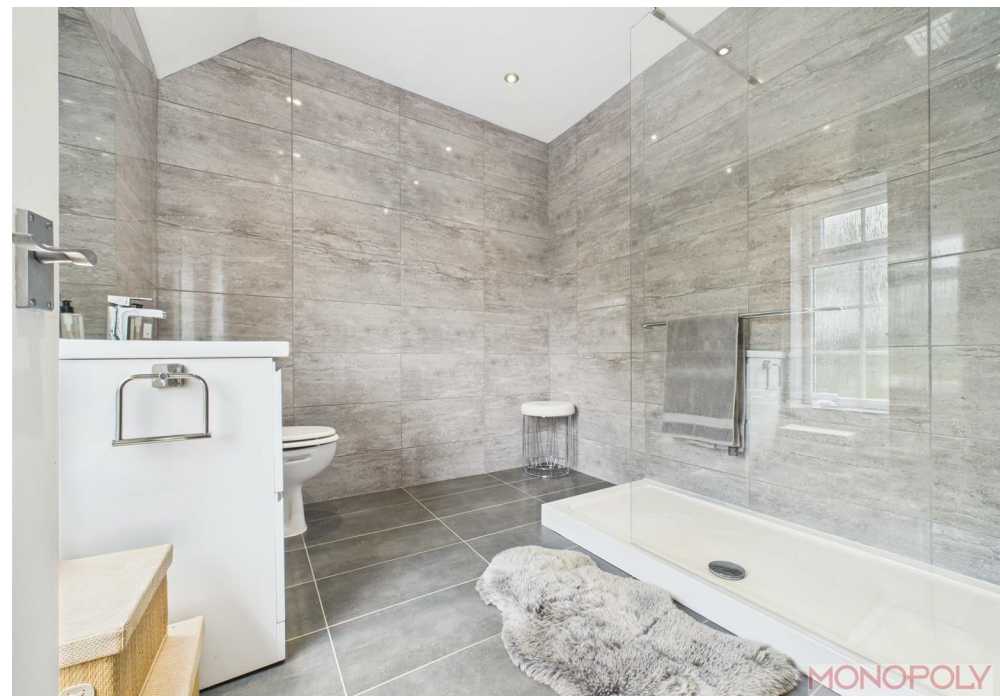
Important Information



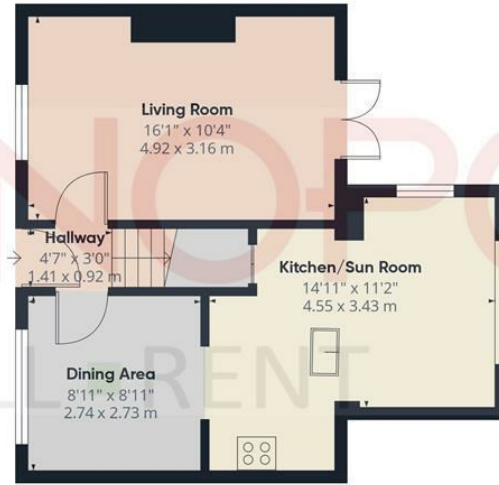


MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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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Ground Floor

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Floor 1

Approximate total area⁽¹⁾
 825 ft²
 76.5 m²

(1) Excluding balconies and terraces

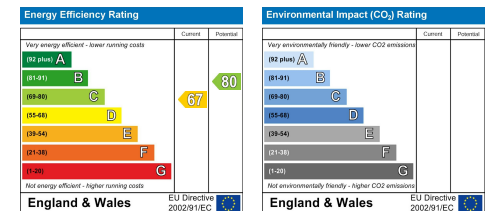
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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