



5 Alyn Close

Wrexham | LL11 2YH

Offers In Excess Of £300,000

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# 5 Alyn Close

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Situated within a cul-de-sac in the popular residential area of Pandy is this extended four double bedroom semi-detached family home, offered for sale with the added benefit of no onward chain. The property has been significantly improved and extended, creating spacious and highly versatile accommodation throughout. In brief, the home comprises an entrance porch, open plan living and sitting area featuring a media wall, a modern open plan kitchen with utility area, downstairs WC and an impressive open plan garden room/dining area, providing an excellent space for both everyday living and entertaining. To the first floor, the landing leads to four well-proportioned double bedrooms and modern bathroom facilities with the principal benefitting from en-suite facilities. The property has benefited from a range of recent upgrades including a new boiler, radiators, updated wiring, re-plastering and flooring throughout, offering a ready-to-move-into finish. Additionally there is a converted loft space, used as an office. Externally, to the front there is a driveway providing off-road parking. The rear garden has been designed with ease of maintenance in mind, featuring a decked seating area, artificial lawn and established shrubs and trees, creating a pleasant and private outdoor space. Alyn Close is situated in the sought-after area of Pandy, a convenient location offering a range of local amenities close by, including shops, schools, eateries and leisure facilities. Wrexham City Centre is just a short drive away, providing a wider selection of retail and transport options. The property also benefits from excellent road links via the A483, offering easy access to Chester, Oswestry and the wider North West, making it ideal for commuters.

- FOUR DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME
- NO ONWARD CHAIN
- RENOVATIONS COMPLETED
- ENTRANCE PORCH, UTILITY AND DOWNSTAIRS WC
- GENEROUS OPEN PLAN LIVING AND SITTING ROOM WITH MEDIA WALL
- OPEN PLAN KITCHEN/DINING GARDEN ROOM
- DOUBLE BEDROOMS WITH PRINCIPAL HAVING EN-SUITE
- LOFT CONVERSION/OFFICE SPACE
- SPACIOUS GARDEN TO REAR
- SOUGHT AFTER CUL-DE-SAC LOCATION IN PANDY



### Entrance Porch

UPVC double glazed door leads into entrance porch with wooden laminate flooring, storage cupboard, ceiling light point and door into open plan living/sitting room area.

### Open Plan Living Sitting Room

This space has been extended to create a generous open plan living space to comprise of a living area with uPVC double glazed bay window to the front elevation with shutter blind. A media wall with alcove shelving, colour changing fitted downlighting and electric fireplace has been installed. There is an additional uPVC double glazed window to the front with shutters along with stairs rising to the first floor, wooden laminate flooring throughout, two panelled radiators, two ceiling light points and glazed wooden door leading to a further open plan living space and kitchen area.

### Kitchen/Breakfast Area

A further modern open plan and extended space with the kitchen housing a range of wall, drawer and base units with complimentary oak wooden work surfaces over. Integrated Belfast sink with mixer tap over and integrated microwave. Space for range cooker with extractor above and space for a dishwasher. The kitchen seamlessly opens to a side entrance into the property with uPVC double glazed external door and window to the side. Opening into a utility space. The kitchen area is finished with a modern vertical radiator, wooden laminate flooring, recessed LED lighting throughout and opening into the dining area/garden room.

### Utility

Housing a range of wall, drawer and base units with complimentary solid oak work surfaces over incorporating a Belfast sink with mixer tap over.

Space and plumbing for washing machine and tumble dryer. Space for fridge freezer. Wall mounted combination boiler serviced every year. Wooden laminate flooring, two ceiling light points, uPVC double glazed window to the side and door into downstairs WC.

### Downstairs WC

Two piece suite comprising low-level WC and wash hand basin set over a storage unit. Wooden laminate flooring and ceiling light point.

### Dining Area/Garden Room

Extension to the rear flowing from the kitchen providing useful extra living space. Part brick with uPVC double glazed windows overlooking the garden area with a timber framed and polycarbonate roof. Fitted breakfast bar, space for dining table and other furniture, wooden laminate flooring, four ceiling light point, power sockets and uPVC double glazed French doors to the garden.

### Landing Area

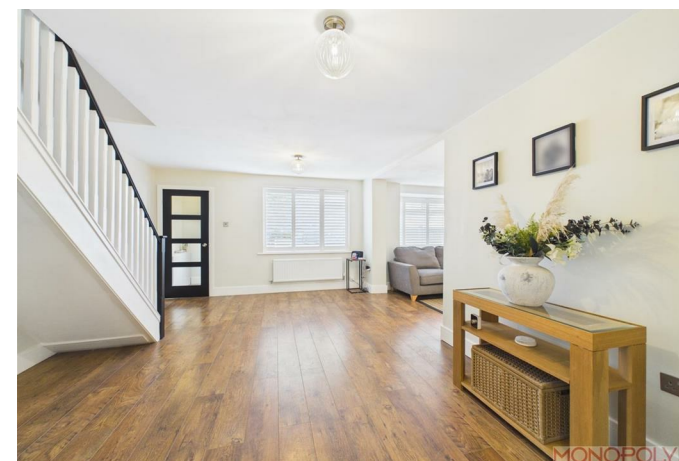
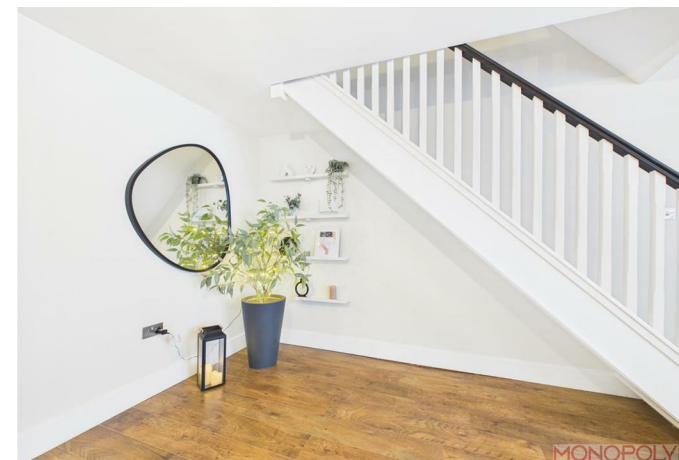
Spacious landing area with carpeted flooring, stairs to loft room/office, oak internal doors to four double bedrooms and modern family bathroom.

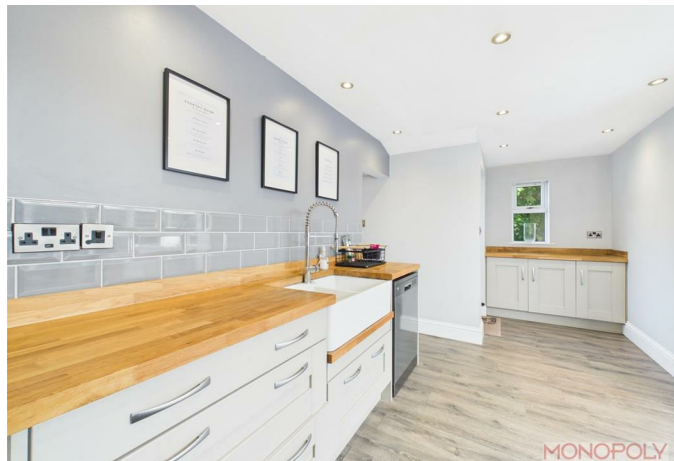
### Principal Bedroom

UPVC double glazed window to the rear elevation. LVT flooring, ceiling light point, panelled radiator and sliding door leading to the en-suite shower room.

### En-suite Shower Room

Modern three piece suite comprising low-level WC, wash hand basin set on a vanity storage unit and corner enclosed shower cubicle with gold finished dual hose mains shower. Tiled splash-back in shower, heated towel rail, shave point, extractor, recessed LED lighting, LVT flooring and uPVC double glazed door to the rear with shutter blinds.





### **Bedroom Two**

UPVC double glazed window to the front with shutter blinds. Built in shelf, LVT flooring, ceiling light point and radiator.

### **Bedroom Three**

UPVC double glazed window to the rear with shutter blinds. LVT flooring, ceiling light point and radiator.

### **Bedroom Four**

UPVC double glazed window to the front. LVT flooring, ceiling light point and panelled radiator.

### **Bathroom**

Modern and newly fitted bathroom suite comprising a low-level WC, wash hand basin set on a vanity storage unit and panelled bath with dual hose mains shower over. Heated towel rail, colour changing recessed LED mood lighting, LVT flooring, extractor and uPVC double glazed frosted window to the side with shutter blinds.

### **Loft Room/Office**

Stairs lead from the landing to a useful converted loft space with Velux sky light to the rear. Carpeted flooring, recessed LED lighting, power sockets and opening into further loft storage area.

### **Outside**

To the front there is a decorative stone driveway and gated access alongside the property. The rear garden is generous in size with a mixture of artificial lawn, decking and established trees/shrubberies. Additionally there is lighting, power socket and an additional circuit board.

### **Additional Information**

The property has undergone a scheme of renovation by the present owner with the extensions and garage conversion being completed by the previous owner. The combination boiler was replaced and has been serviced every year. There has been a partial re-wire with most rooms having new wiring, plastering, flooring and sockets. There have been new radiators in all rooms. The home is fitted with a smart heating system. There are preservation orders on at least one of the trees to the rear. Some items of furniture/white goods may be negotiable with the purchase.

### **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.







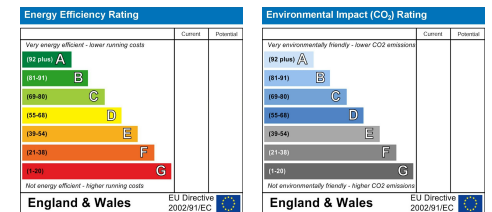


<b>Approximate total area<sup>(1)</sup></b>	1792 ft <sup>2</sup> 166.5 m <sup>2</sup>
<b>Reduced headroom</b>	136 ft <sup>2</sup> 12.6 m <sup>2</sup>
(1) Excluding balconies and terraces.	
Reduced headroom	Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.	
<b>GIRAFFE360</b>	

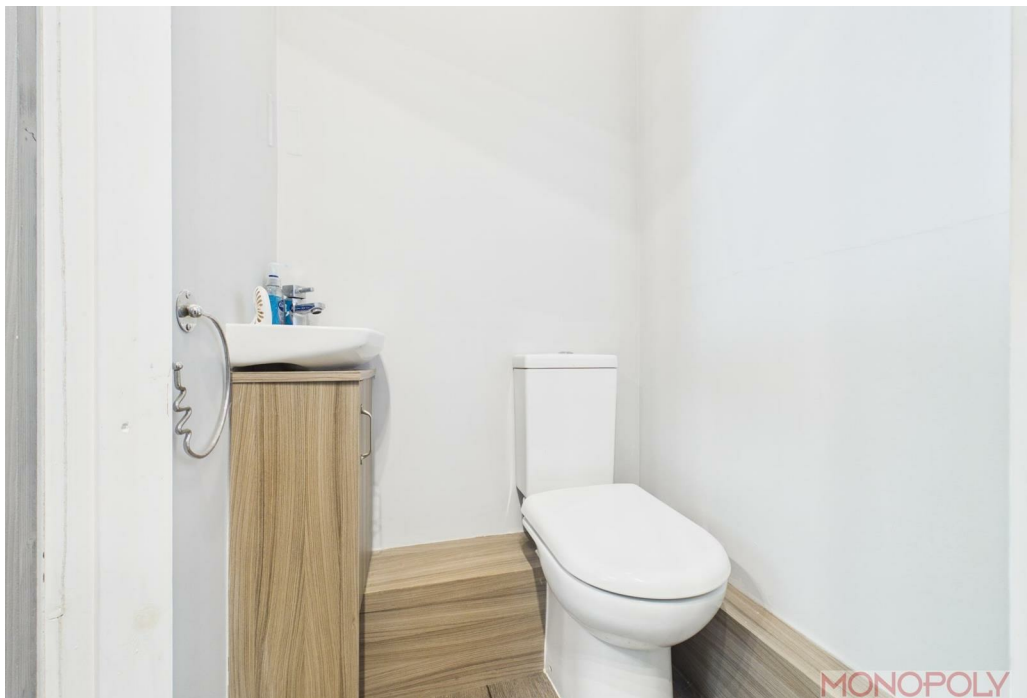
**MONEY LAUNDERING REGULATIONS 2003**

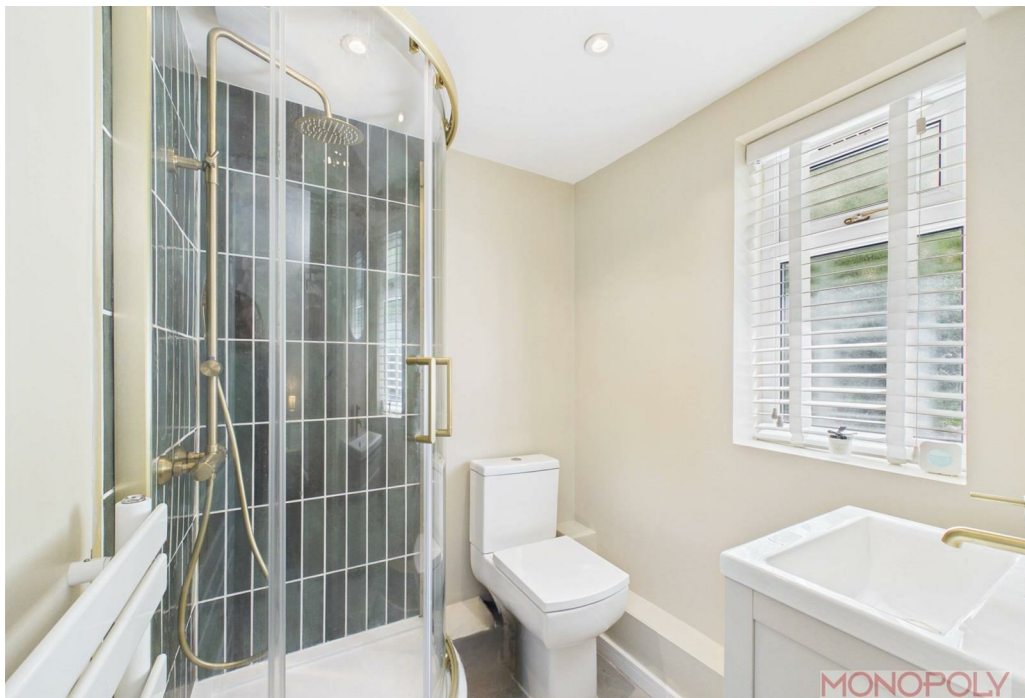
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