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Wrexham | LL13 7JD

Offers In Excess Of £400,000

MONOPOLY
BUY ■ SELL ■ RENT

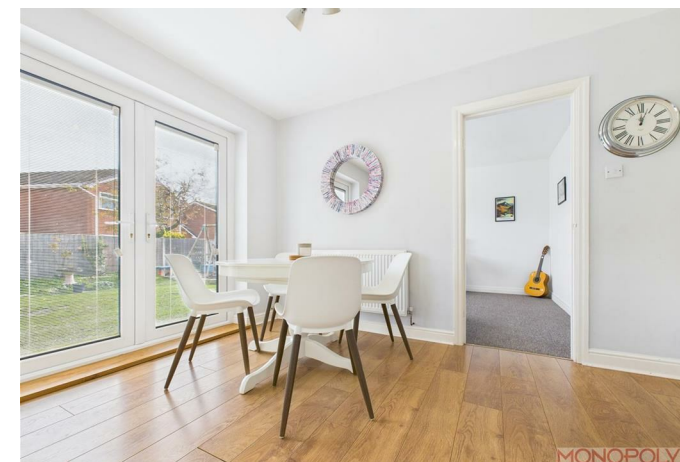
MONOPOLY



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Situated in a quiet cul-de-sac close to Erddig National Trust, this beautifully presented four-bedroom detached family home offers spacious and versatile living accommodation throughout. In brief, the property comprises an entrance porch, welcoming hallway, downstairs WC, generous lounge, and a modern open-plan kitchen/dining room. There is also a separate utility room and an additional reception room currently used as a home office, providing flexibility for modern lifestyles. To the first floor, there are four well-proportioned double bedrooms, including a principal bedroom with en-suite, and a stylish four-piece family bathroom. Externally, the home features a driveway providing off-road parking, an integral garage, and well-maintained gardens to both the front and rear. The rear garden includes a patio area ideal for outdoor dining and relaxation, along with a timber garden shed fitted with power. Ffordd Frondeg is a peaceful cul-de-sac located within walking distance of Erddig National Trust Park, offering beautiful countryside walks, as well as Wrexham City Centre, which provides a range of local amenities, schools, and transport links to Oswestry, Chester, and beyond. A superb family home in an excellent location — early viewing is highly recommended.

- FOUR BEDROOM DETACHED FAMILY HOME
- ENTRANCE PORCH/HALL AND DOWNSTAIRS WC
- SPACIOUS LOUNGE
- OPEN PLAN KITCHEN/DINING ROOM PLUS UTILITY
- OFFICE/PLAYROOM
- DOUBLE BEDROOMS WITH ONE HAVING EN-SUITE
- MODERN FOUR PIECE FAMILY BATHROOM
- GARDENS TO FRONT AND REAR
- DRIVEWAY AND GARAGE
- EXCELLENT CUL-DE-SAC LOCATION



Entrance Porch

UPVC double glazed door leading into entrance porch with wooden laminate flooring, ceiling light point, radiator, doors into hall and downstairs WC.

Downstairs WC

Two piece suite comprising low-level WC and wash hand basin. 1/2 tiled walls, ceiling light point and uPVC double glazed frosted window to the front elevation.

Entrance Hall

Stairs rising to first floor, wooden laminate flooring, ceiling light point, panelled radiator and opening to kitchen/diner and lounge.

Living Room

Spacious room with uPVC double glazed window to the front elevation with venetian blinds. Carpet flooring, gas fireplace with surround, ceiling light point, two ceiling spot lights, panelled radiator, doors into hall and office/playroom.

Kitchen/Dining Room

Modern kitchen housing a range of gloss wall, drawer and base units with 'Quartz' work surface over featuring breakfast bar area. Integrated appliances to include five ring gas hob, electric oven, microwave and modern tilted extractor. Inset stainless steel sink unit with 'Quartz' drainer and sill with mixer tap over. Open plan into dining area with space for table, access to under-stairs storage cupboard and further wall unit. The room is finished with engineered oak flooring, two ceiling light points, panelled radiator, uPVC double glazed window to the rear elevation, uPVC double glazed French doors to the rear and door into utility and the office/playroom.

Utility

Housing a range of wall and base units with work

surface over. Space and plumbing for washing machine, space for tumble dryer and 'American' style fridge freezer. Finished with tiled flooring, ceiling light point, panelled radiator and uPVC double glazed door to the side elevation.

Office/Playroom

UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point, panelled radiator and door into lounge.

Landing

Spacious 'L' shaped landing area with uPVC double glazed window to the side elevation, airing cupboard housing hot water cylinder, carpet flooring, ceiling light point, access to loft, bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point, panelled radiator and door into en-suite.

En-suite

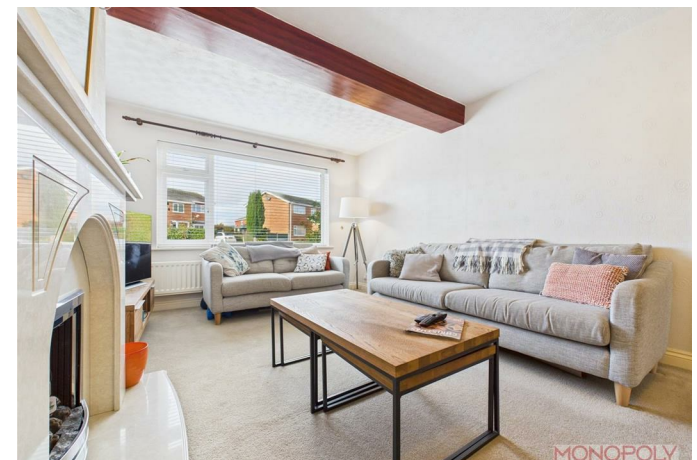
Modern three piece suite comprising low-level WC, enclosed shower cubical and wash hand basin sat on a vanity unit. Finished with tiled flooring, brick style splash-back tiles, chrome heated towel rail, recessed LED spot lights, extractor and wall mounted vanity storage.

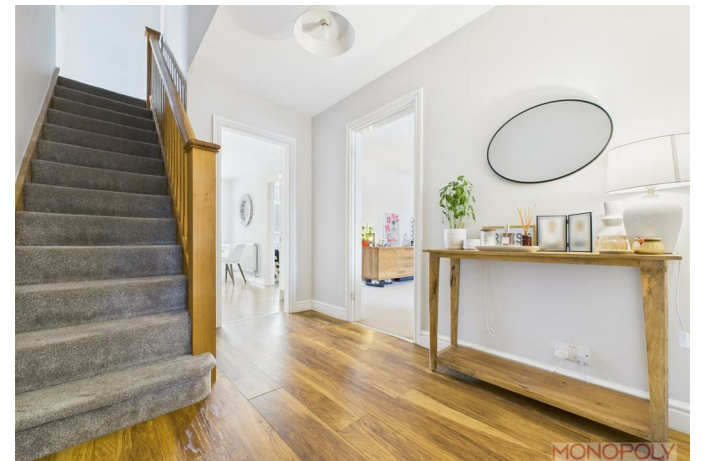
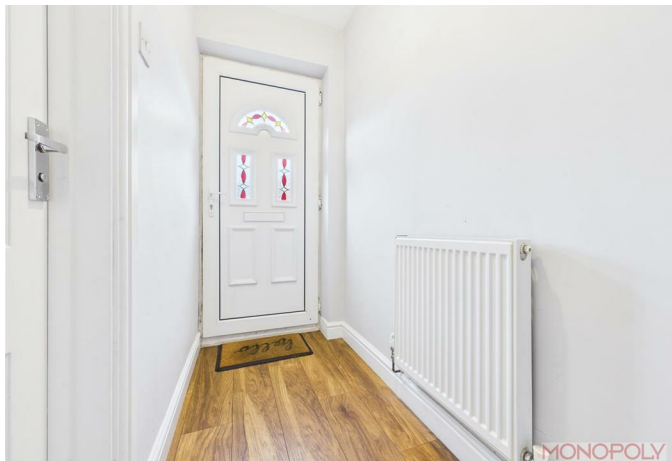
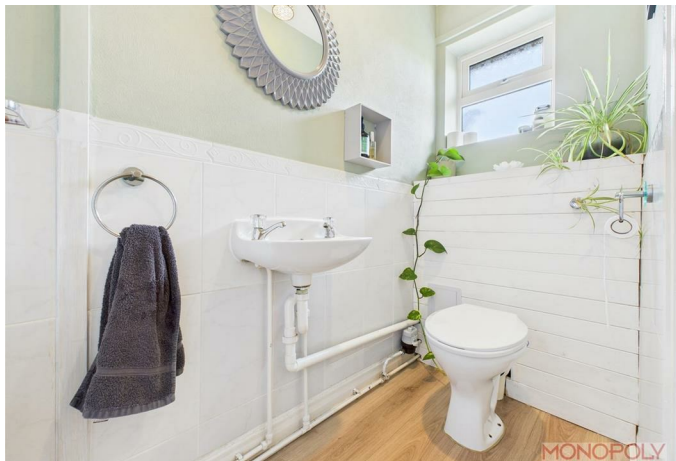
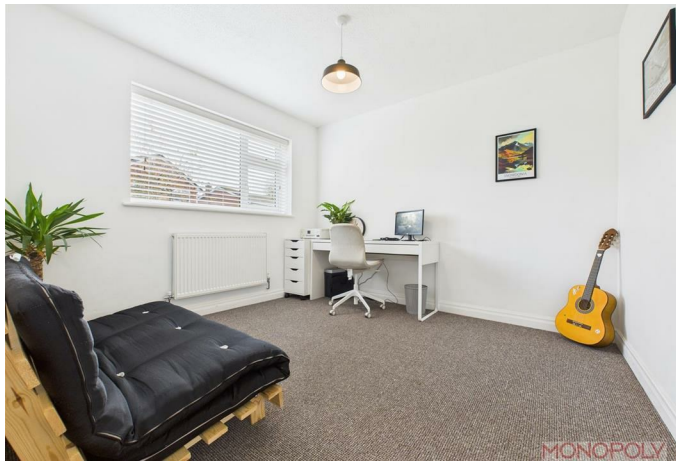
Bedroom Two

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

Bedroom Three

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





Family Bathroom

Spacious four-piece bathroom comprising low-level WC, wash hand basin sat on a vanity unit, panelled bath and separate double, dual hose, walk in mains shower cubical. Two heated towel rails, tiled floor, recessed LED lighting, tiled walls and two uPVC double glazed windows to the rear elevation.

Garage

Up and over door, power and lighting.

Outside

Externally, the property is well-presented with a neatly maintained lawned garden to the front, complemented by established shrubs and planting. A patterned concrete driveway provides ample off-road parking for multiple vehicles. Gated access to the side leads to the rear garden, where an outdoor tap is conveniently located. The rear garden enjoys a pleasant and private aspect, featuring a generous lawned area bordered by mature shrubs, a designated bark play area ideal for children, and a spacious patio perfect for outdoor dining and relaxation. There is also a timber garden shed with power, providing excellent storage. The garden is fully enclosed by fencing, offering both privacy and security.

Additional Information

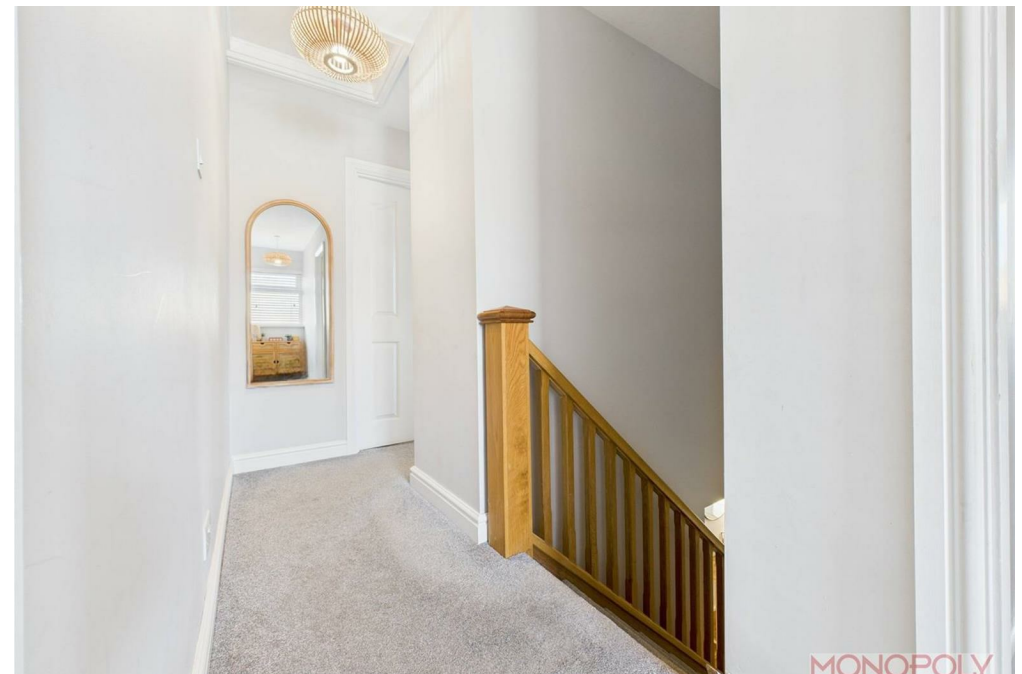
The boiler is located in the garage and water cylinder is in the landing airing cupboard and has partial service history. The loft is partially boarded and used for storage. The present owners have added an en-suite and extended the bathroom. The previous owners added a bedroom above the garage and added an extension to the kitchen. The present owners have had plans drawn up for a garage conversion and open plan kitchen/dining room however planning has not been officially applied for.

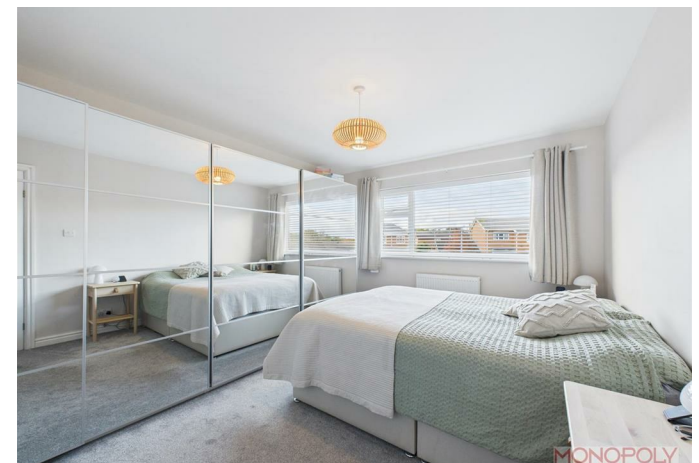
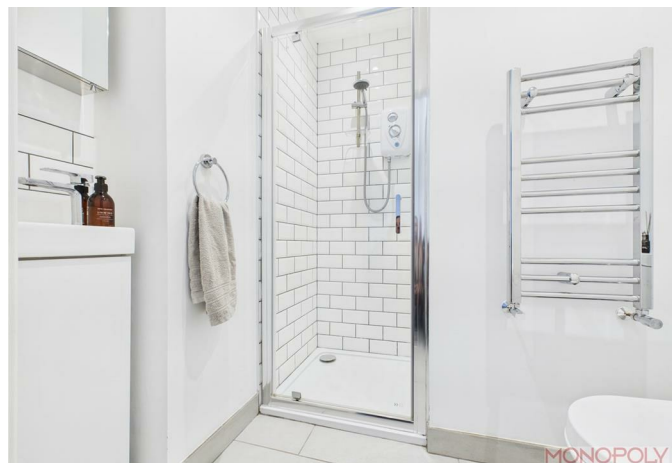
Important Information

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.







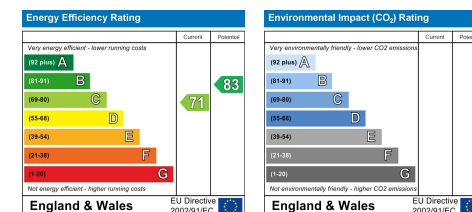


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