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Wrexham | LL13 7EZ

£285,000

**MONOPOLY**  
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Situated in the popular residential area of Erddig, this three bedroom detached property is a perfect location for people seeking a spacious home in an excellent location. The open plan lounge/dining area provides ample downstairs living space along with a spacious entrance hallway and modern fitted kitchen and breakfast room. The first floor landing area leads to two double bedrooms, an additional bedroom and a family bathroom. Additionally, the property boasts a garage/utility area and driveway, allowing for easy access and convenience for residents and guests alike. There is a pleasant south facing garden area to the rear with a good degree of privacy. 'Ffordd Hendre' is located in a quiet cul-de-sac walking distance from Erddig Country Park, 'Hickories' Smokehouse and walking distance from the city centre. There are excellent transport links in the area to Wrexham, Chester and further afield. Whether you are looking to settle down in a peaceful neighbourhood or seeking a family-friendly environment, this property is a wonderful opportunity to purchase. This home is also NO CHAIN.

- THREE BEDROOM DETACHED FAMILY HOME WITH NO ONWARD CHAIN
- ENTRANCE PORCH AND HALLWAY
- SPACIOUS LIVING/DINING AREA
- KITCHEN/BREAKFAST ROOM
- GENEROUS BEDROOMS AND FAMILY BATHROOM
- GARAGE
- GARDEN AND DRIVEWAY TO THE FRONT
- LANDSCAPED SOUTH FACING GARDEN
- CUL-DE-SAC LOCATION
- WALKING DISTANCE TO ERDDIG NATIONAL TRUST



### **Entrance Porch**

UPVC double glazed door leading into entrance porch with ceiling light point, wooden flooring, single glazed wooden door into entrance hallway.

### **Entrance Hallway**

Wooden flooring, panelled radiator, ceiling light point, stairs rising into first floor, door into living room door into kitchen

### **Kitchen/Breakfast Room**

Open plan kitchen/breakfast room/sitting room with the kitchen housing range of wall, drawer, and base units with complimentary worksurface over. Space for electric oven with fitted extractor above. Space and plumbing for washing machine/dishwasher, space for fridge freezer, stainless steel sink unit with mixer tap over, tiled splash-back, tiled flooring, under- stairs storage cupboard housing electric box, uPVC double glazed window to rear and ceiling light point. Opening into sitting room/breakfast area with uPVC double glazed door onto garden area, wooden laminate flooring, two wall lights and panelled radiator.

### **Open Plan Living/Dining Room**

UPVC double glazed bay window to the front elevation and uPVC double glazed French doors to rear. Electric fireplace and surround, wooden laminate flooring, two panelled radiators, two ceiling light points, two wall lights and door into hallway.

### **Landing Area**

UPVC double glazed window to the side elevation with blinds. Airing cupboard housing 'Baxi' combination boiler. Carpet flooring, ceiling light point, doors leading to three bedrooms and bathroom.

### **Bedroom One**

UPVC double glazed window to the front elevation

with blinds. Housing a range of fitted wardrobes with rails, shelving, drawers and bedside tables. Wooden laminate flooring, panelled radiator, access to loft space and ceiling light point.

### **Bedroom Two**

UPVC double glazed window to the rear elevation overlooking the garden. Housing a range of fitted wardrobes. 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.

### **Bathroom**

Spacious three-piece shower room comprising low-level WC and wash hand basin set on a vanity storage unit with worksurface and a walk-in electric shower with handrails. Non-slip wet room flooring, chrome heated towel rail, tiled walls, extractor fan, ceiling light point, fitted mirror, storage cabinet, and two uPVC double glazed windows to the rear and side elevation.

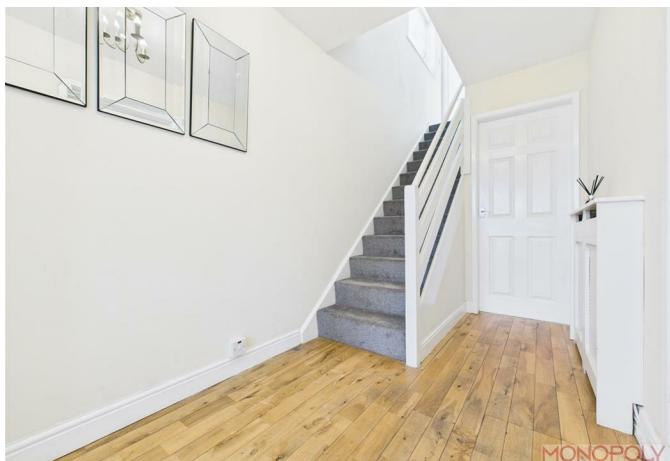
### **Garage**

Electric and over door with power, lighting, additional side access door and space and plumbing for washing machine

### **Outside**

To the front there is a concrete driveway with space for two vehicles leading to a garage with electric up and over door. There is a lawned garden area with established strawberries and decorative stone. To the side a path leads alongside the property with access to the garage and an iron gate leading to the rear. To the rear is a pleasant south facing garden area with paved patio lawn garden areas, established





shrubberies, trees and fencing into the boundary providing security and privacy.

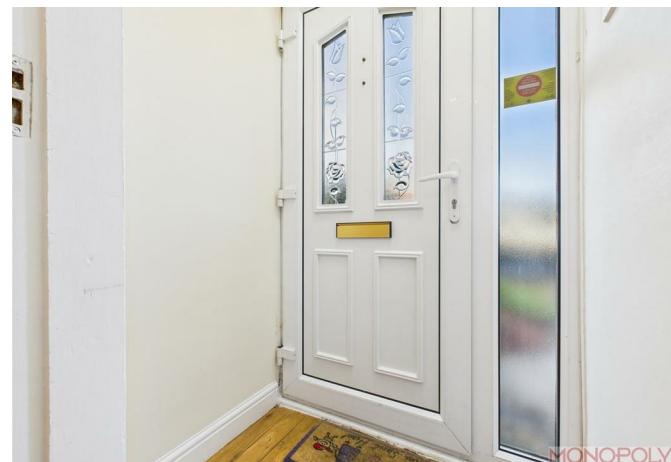
Additionally there is outside lighting and an outside tap.

#### **Important Information**

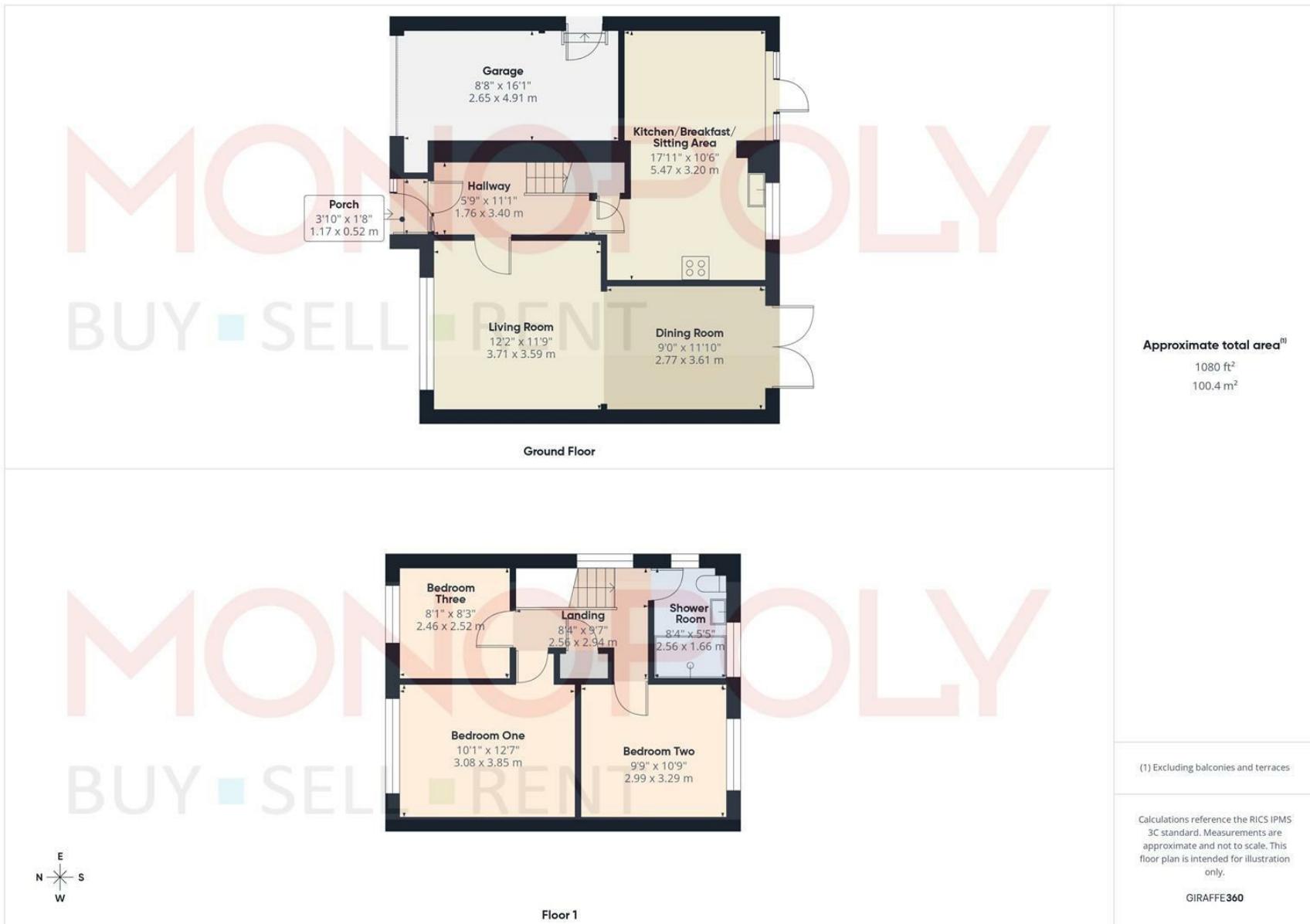
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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		
(F2 plus) A		
(B1-81) B		
(C1-80) C		
(D1-80) D		
(E1-80) E		
(F1-80) F		
(G1-80) G		
Not energy efficient - higher running costs		
	85	
	62	

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Proposed
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(F2 plus) A		
(B1-91) B		
(C1-80) C		
(D1-80) D		
(E1-80) E		
(F1-80) F		
(G1-80) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2002/91/EC



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