



47

Wrexham | LL12 8PZ

Offers In The Region Of £380,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT

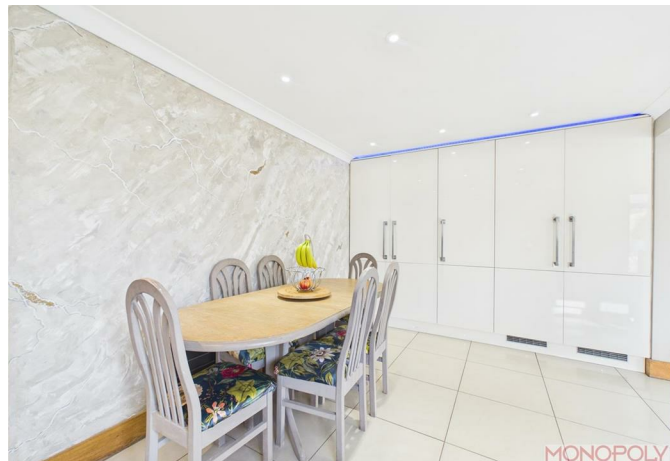


# 47

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NO CHAIN! MOTIVATED SELLER, OPEN TO OFFERS! Situated within a quiet cul-de-sac in the sought-after area of Pandy, this well-presented four double bedroom detached family home is offered for sale with no onward chain. The current owners have improved and maintained the property, including the installation of a contemporary kitchen and modern bathrooms. The home also benefits from fully owned solar panels, along with up-to-date gas and electrical safety certification. The accommodation briefly comprises an entrance hallway, spacious living room and an open-plan kitchen/dining area flowing into a garden room overlooking the rear garden - ideal for modern family living. A separate utility room and downstairs WC complete the ground floor. To the first floor are four genuine double bedrooms, with the principal bedroom enjoying a stylish en-suite shower room, alongside a modern family bathroom. Externally, there is a driveway providing off-road parking for multiple vehicles, access to both sides of the property and a useful log store. The south-facing rear garden has been attractively landscaped for low maintenance and features a paved patio with remote-controlled full-length canopy, artificial lawn, decking area and raised borders with established planting. Westbury Drive is ideally positioned for convenient access to the A483, making it perfect for commuters travelling to Wrexham, Chester, Oswestry and beyond. A range of amenities can be found in the surrounding areas, including supermarkets, schools, healthcare facilities and leisure amenities. The property is also well placed for countryside walks and green spaces nearby, offering an excellent balance of connectivity and outdoor lifestyle.

- FOUR BEDROOM DETACHED FAMILY HOME WITH NO ONWARD CHAIN
- SOUGHT AFTER CUL-DE-SAC LOCATION IN PANDY
- MODERN OPEN PLAN KITCHEN AND DINING AREA
- SEPARATE UTILITY AND DOWNSTAIRS WC
- GARDEN ROOM WITH LOG BURNER
- SPACIOUS LIVING ROOM
- DOUBLE BEDROOMS WITH PRINCIPAL HAVING EN-SUITE
- ENERGY EFFICIENT HOME WITH SOLAR PANELS
- LANDSCAPED SOUTH FACING GARDEN TO THE REAR
- DRIVEWAY AND GARAGE WITH ELECTRIC DOOR



### Entrance Hall

Composite door leads into an entrance hallway with under-stairs storage, tiled flooring, ceiling light point, panelled radiator, stairs rising to first floor and doors to

### Living Room

UPVC double glazed bay window to the front elevation with wooden shutter blinds. Electric fireplace set within a modern marble surround. Carpet flooring, ceiling light point and panelled radiator.

### Kitchen/Dining Area

This impressive modern kitchen/dining space has been thoughtfully designed to combine style, functionality and generous proportions. The kitchen features a comprehensive range of high-gloss wall, drawer and base units with complementary work surfaces and matching upstands, offering extensive storage throughout. A full suite of integrated appliances includes a full-height fridge, full-height freezer, dishwasher, induction hob with contemporary angled mirrored extractor, eye-level oven, plate warmer and separate microwave oven. The layout has been carefully planned to maximise practicality, incorporating pull-out pan drawers, integrated refuse storage, spice racks, concealed pull-out power sockets and a dedicated breakfast preparation area. A 1.5 stainless steel sink unit with detachable shower-head mixer tap is positioned beneath a uPVC double glazed window overlooking the rear garden. The space is finished with tiled flooring, recessed LED ceiling lighting and feature kickboard lighting, along with a stylish Venetian plastered feature wall. There is ample space to accommodate a family dining table, creating an ideal setting for everyday living and entertaining. The kitchen opens seamlessly into the conservatory and also provides access to the utility room.

### Garden Room

A well-proportioned garden room enjoying views over the rear garden through wraparound uPVC double glazed windows and French doors. The room benefits from tiled flooring, a vaulted ceiling, ceiling light point, a freestanding wood-burning stove provides a focal point and allows for comfortable use throughout the year. French doors open directly onto the patio area, offering easy access to the garden. The room also opens back into the main kitchen/dining area, making it a versatile extension of the ground floor accommodation, suitable for use as a sitting room, family room or additional reception space.

### Utility Room

Housing a range of wall and base units with complimentary work surface over incorporating a composite sink unit and hot water tap. Space and plumbing for washing machine and tumble dryer. Cupboard housing boiler. Hardwood stable door leading outside. Tiled flooring, ceiling light point, panelled radiator and door into downstairs WC.

### Downstairs WC

Two piece suite comprising low-level WC and corner wash hand basin. Ceiling light point, heated towel rail, part-tiled walls, tiled flooring and uPVC double glazed frosted window to the side elevation.

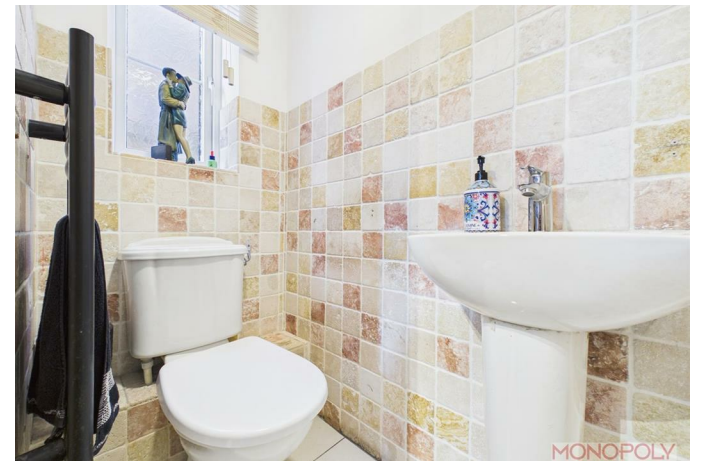
### Landing Area

Spacious landing area with carpet flooring, access to loft, cupboard with shelving and rails, ceiling light point, access to loft, doors to bedrooms and bathroom.

### Bedroom One

An attractive principal bedroom with vaulted ceiling and an arched uPVC double glazed window to the





front elevation, featuring a decorative fanlight detail and fitted shutters. Housing a range of fitted wardrobes with shelving and rails. Carpet flooring, ceiling light point and panelled radiator. Door leads into en-suite shower room.

#### **En-suite**

A stylish and contemporary en-suite comprising a walk-in, dual hose, shower enclosure with black framed glass screen and contrasting herringbone-style tiled splash-back. Fitted vanity unit with inset wash hand basin and mixer tap, providing useful storage beneath a granite work surface. Low level WC with concealed cistern. The space is finished with micro cement walls and flooring, recessed LED lighting and a heated towel rail, extractor and uPVC double glazed frosted window to the front elevation.

#### **Bedroom Two**

UPVC double glazed window to the rear elevation. Housing a range of fitted wardrobes with rail and shelving. Carpet flooring, panelled radiator and ceiling light point.

#### **Bedroom Three**

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

#### **Bedroom Four**

UPVC double glazed windows to the rear elevation. Housing a range of fitted wardrobes with rails and shelving. Carpet flooring ceiling light point and panelled radiator.

#### **Family Bathroom**

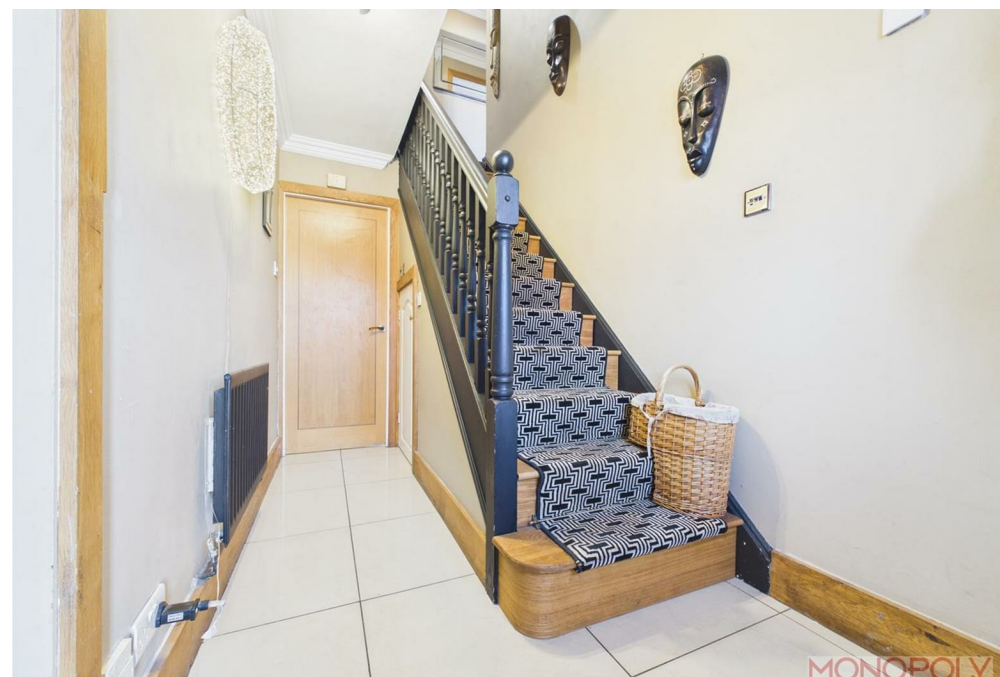
A well-appointed and contemporary bathroom comprising a panelled bath with glazed shower screen and overhead rainfall shower with additional handheld attachment. Wall-mounted vanity unit with inset wash hand basin and mixer tap, providing useful storage beneath, alongside a low level WC with concealed cistern. The bathroom features a tropical-style feature wall to the bath area, complemented by part-tiled walls with hexagonal tiling detail. Additional benefits include a heated towel rail, recessed ceiling lighting, patterned vinyl flooring, extractor and a uPVC double glazed frosted window to the rear.

#### **Garage**

Electric up and over door, power and lighting.

#### **Outside**

To the front there is a concrete driveway with space for multiple vehicles along with a useful electric car charger. There is access either side of the home with a useful log store to the left. To the rear, the property benefits from a thoughtfully landscaped and low-maintenance garden arranged over two levels, which has the added benefit of being south facing. A generous paved patio area provides an ideal space for outdoor seating and entertaining, complete with a full-length remote control operated canopy, allowing for sheltered use in all weather conditions. Steps lead up to an elevated artificial lawn area, offering a practical and family-friendly outdoor space. There is a further decked seating area to one corner, along with raised borders, established planting and timber fencing to the boundaries. An outside tap is fitted for convenience. Overall, the garden is designed for ease of maintenance while providing multiple seating and entertaining areas.



### Additional Information

The present owners have both maintained and improved the home since residing there since it was built in 2000. Improvements include new kitchen and bathrooms. The owner has gas safety and electrical certificates to be shown with the boiler being serviced regularly along with the chimney being swept. The property also has 16 solar panels in which the excess energy is sold back to the government making a profit of between £6-800 on average. There is also a HIVE smart control fitted.

### Important Information

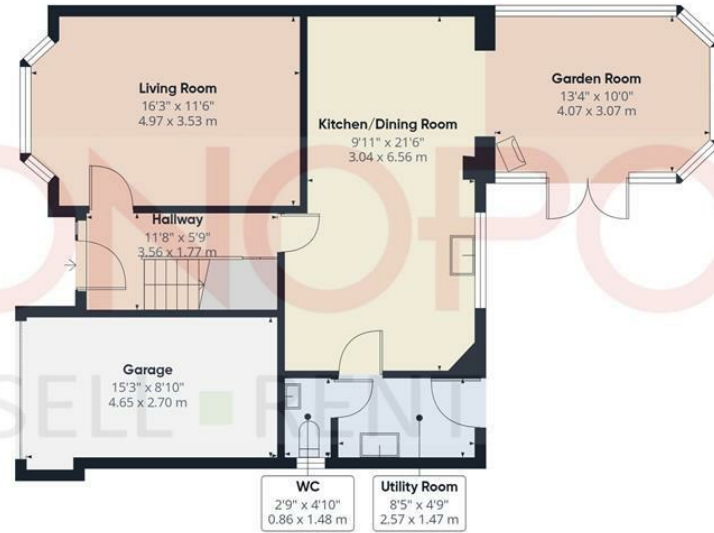
**MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**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

Approximate total area<sup>(1)</sup>

1432 ft<sup>2</sup>  
 133.2 m<sup>2</sup>

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Floor 1



(1) Excluding balconies and terraces

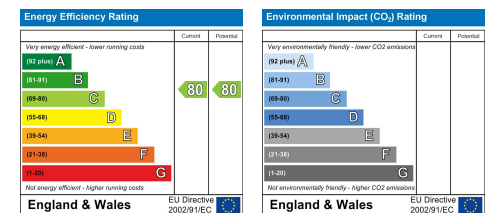
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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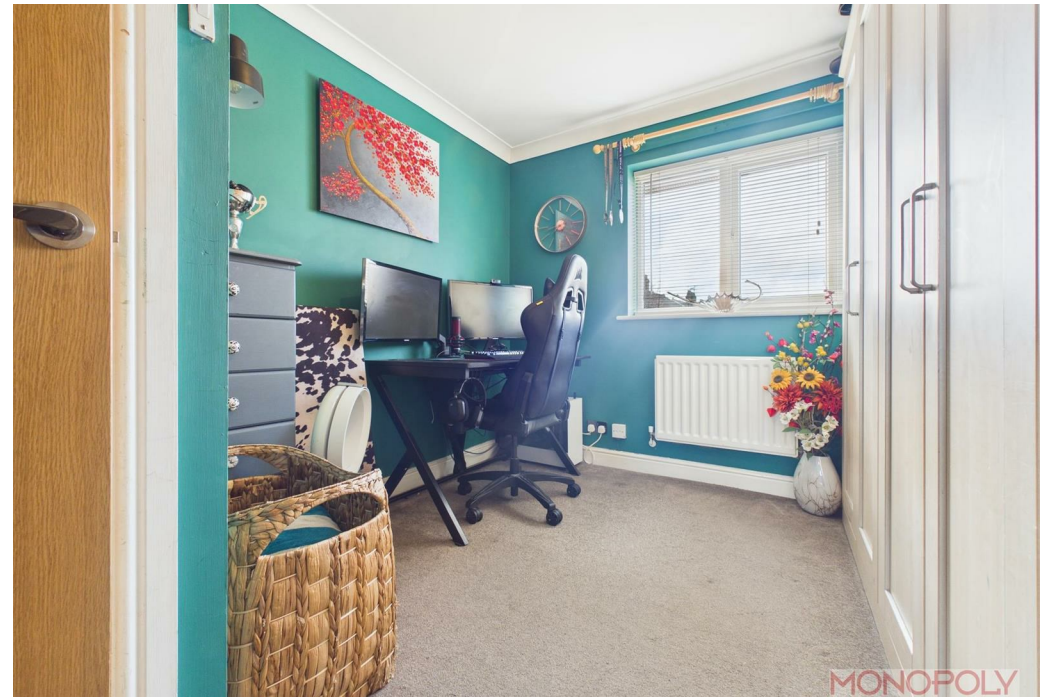
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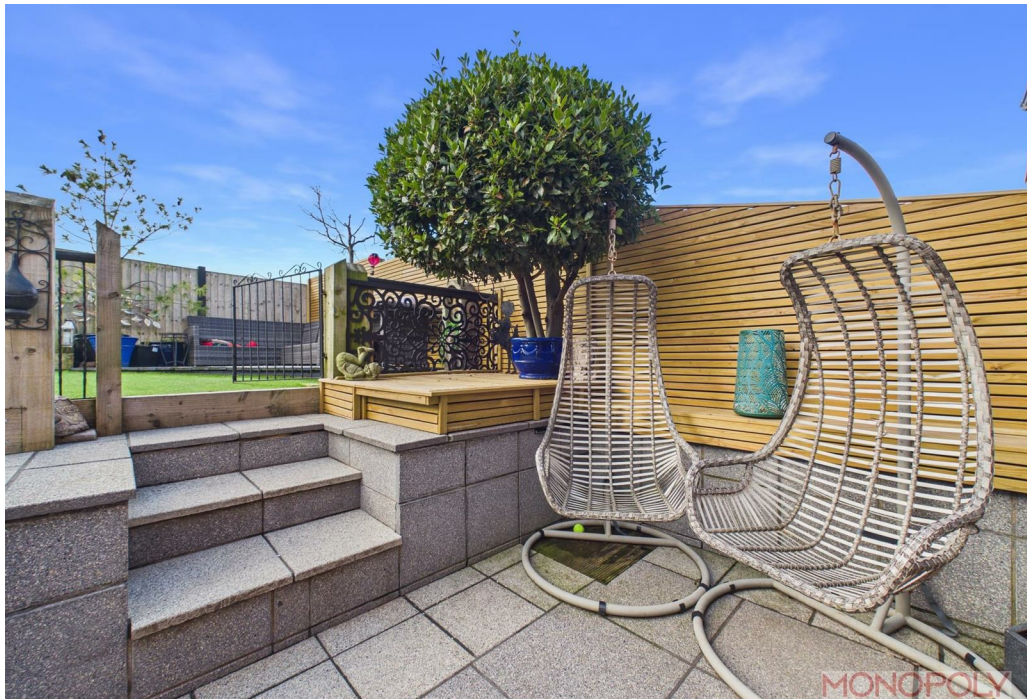
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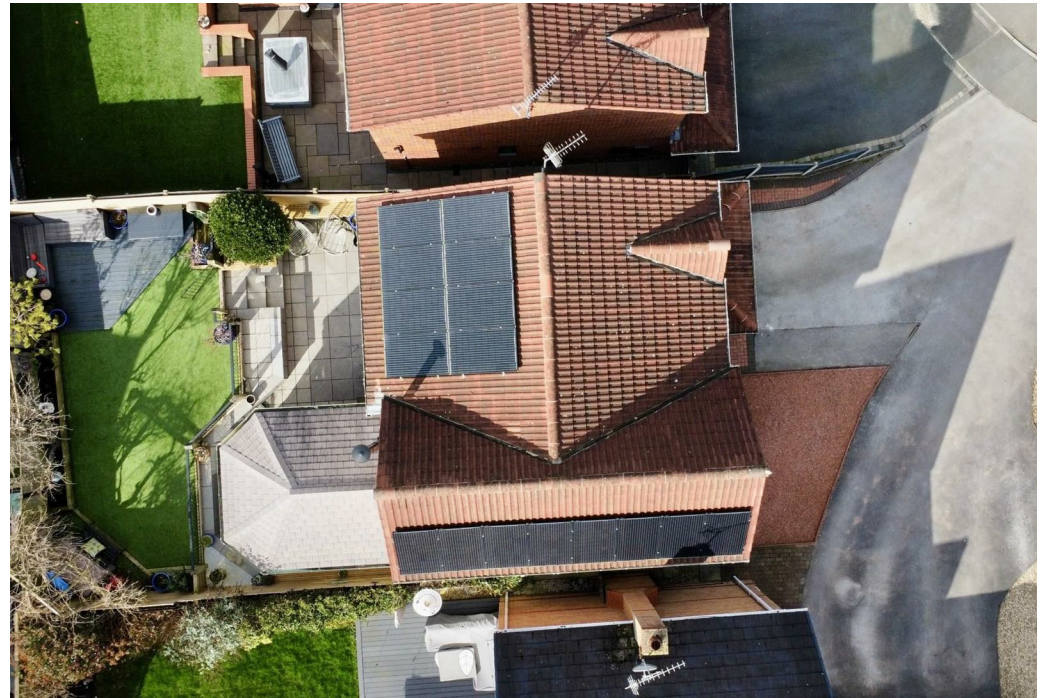
















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