



## Alyn Road, Wrexham LL11 4HU

### £290,000

"VIEWING HIGHLY RECOMMENDED"

We are DELIGHTED TO OFFER FOR SALE this SPACIOUS AND BEAUTIFULLY PRESENTED AND EXTENDED Four Bedroom Detached Family Home, located in a popular residential development.

The property benefits from Gas Central Heating, UPVC Double glazing, Extended Garden room and Two Garages. The property briefly comprises; Entrance Hallway, Downstairs Cloakroom, Lounge, Dining Room, Beautifully Presented Kitchen, Utility Room & Sun Room/ Family Room to the ground floor and on the First Floor, Main Bedroom with En-suite Shower room, Three Bedrooms & Family Bathroom. Outside the property Benefits from Off road parking Two separate garages & gardens to front and rear. This is a MUST VIEW PROPERTY!

Situated in a popular residential location in the village of Gwersyllt the property is ideally located for a range of local amenities, train station with excellent road access to Wrexham town centre and the A483 which provides links to North Wales, the North West of England and Shropshire

- FOUR BEDROOM
- UPVC DOUBLE GLAZING
- UTILITY ROOM
- EN SUITE SHOWER ROOM
- TWO GARAGES
- DETACHED HOUSE
- GAS CENTRAL HEATING
- CUL DE SAC LOCATION
- SUN ROOM/ FAMILY ROOM
- MODERN KITCHEN



## ACCOMMODATION TO THE GROUND FLOOR

Composite double glazed door to the front giving access to the entrance hall,

## ENTRANCE HALLWAY

Staircase rising off to the first floor accommodation with storage under, built in storage cupboard with shelving, laminate flooring,

## DOWNSTAIRS CLOAKROOM

Comprising a pedestal wash hand basin, low level w.c., UPVC Double glazed window to the front, radiator.

## LOUNGE

4.220m x 3.980m (13'10" x 13'0" )

Measured into the UPVC Double glazed window to the front, freestanding Modern Fire Surround with electric fire inset, coved ceiling,

## DINING ROOM

4.090m x 3.101m (13'5" x 10'2")

With laminate flooring, radiator, squared archway through to Garden Room

## GARDEN ROOM/ FAMILY ROOM

6.110m x 3.500m (20'0" x 11'5")

Beautifully presented, light and airy room, brick built with UPVC Double glazed windows, UPVC Double glazed frosted door to the rear, UPVC Double Glazed French Style doors opening to the rear garden. Ideal for entertaining friends

## KITCHEN

3.00m x 2.840m (9'10" x 9'3")

Beautifully presented Fitted kitchen with a Good range of wall and base cupboards in White Hi Gloss with granite complementary worktop surfaces, incorporating a sink unit with mixer tap. Built-in Neff hob, double oven/ Grill and with canopy extractor hood over, integrated wine cooler, Integral Dishwasher and fridge/freezer. splash back height part tiled walls, concealed lights, UPVC

Double glazed window to the Garden room, walk through to the Utility Room.

## UTILITY ROOM

1.850m x 1.730m (6'0" x 5'8")

Comprising wall and base cupboards, complementary working surfaces incorporating sink unit with mixer tap and spray, wall mounted Gas Central Heating boiler, splash back tiling, radiator, Composite Double glazed door to the rear.

## FIRST FLOOR LANDING

UPVC Double glazed window to the side, access to the loft space, radiator, Doors leading off to all rooms :

## MAIN BEDROOM

4.391 m x 3.720m (14'4" m x 12'2")

UPVC Double glazed window to the front overlooking the cul de sac, radiator, Built in wardrobes, door giving access to the en-suite shower room.

## EN SUITE SHOWER ROOM

Which comprises of a shower cubicle with mixer shower, pedestal wash hand basin, low level w.c., splashback tiling to walls, extractor fan, UPVC Double glazed frosted window to the side, tiled flooring.

## BEDROOM TWO

2.975m x 2.950m (9'9" x 9'8")

UPVC Double glazed window to the rear, with radiator beneath, built in storage cupboard housing gas central heating boiler.

## BEDROOM THREE

2.692m x 2.951m (8'9" x 9'8")

UPVC Double glazed window to the rear, with radiator beneath.



## BEDROOM FOUR

2.672m x 2.261m (8'9" x 7'5")

UPVC Double glazed window to the front, with radiator beneath, built in cupboards, with built in workstation with shelving above

## FAMILY BATHROOM

Which comprises of shower cubicle, wash hand basin set in vanity unit, low level w.c., UPVC Double glazed and frosted window to the rear, extractor fan.

## OUTSIDE TO THE FRONT

The property is approached via driveway to the front offering off road parking and which leads to single detached garage with up and over door. There is a further garage with up and over door

## OUTSIDE TO THE REAR

The garden has been landscaped with paved patio/ sitting area leading to decked area with steps down to the lawn which is Astro Turf.

## Additional Information

Council tax band

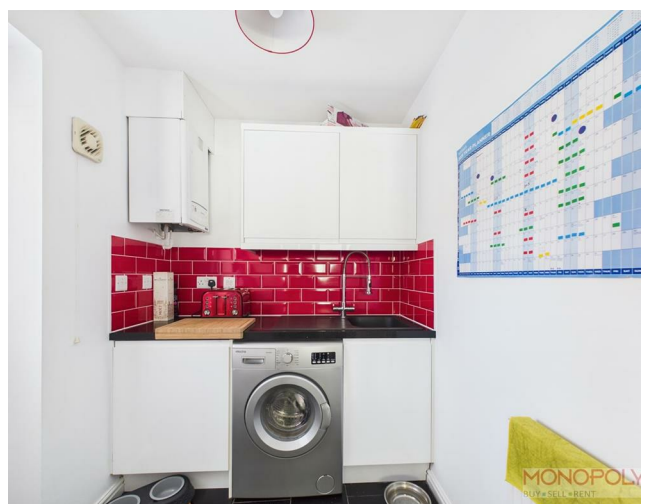
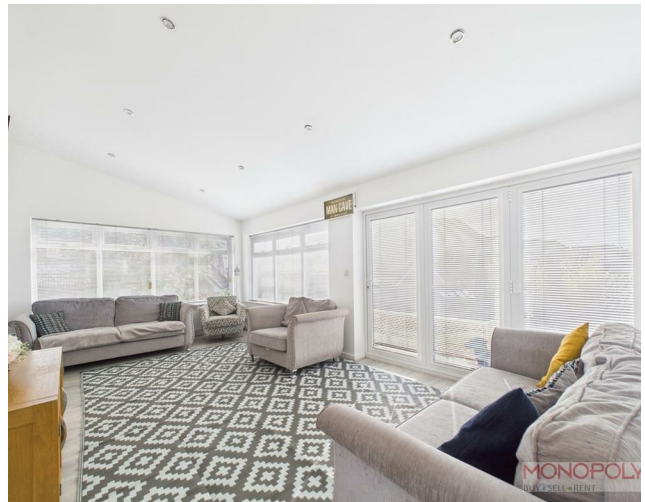
E (£2,128 p/yr)

Borough

Wrexham













Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

