



Hawarden Road, Wrexham LL12 9BB

£1,650

Located on Hawarden Road, this recently built three-storey home is ideal for families seeking both space and convenience. The well-presented accommodation comprises a modern kitchen, a spacious lounge, and a dining area, perfect for both everyday living and entertaining. To the first floor are two generously sized bedrooms, each benefiting from their own en-suite. The lower ground floor hosts the principal bedroom with en-suite, an additional bedroom, a utility room, a family bathroom, and access to the rear via an external door.

Externally, the property boasts a rear garden with fantastic views, while the front offers a driveway providing off-road parking for two to three vehicles, along with a garage. Situated in a desirable location, Hawarden Road offers convenient access to local amenities, schools, and transport links, making it an excellent choice for families and commuters alike.

- THREE STOREY, FOUR BEDROOM FAMILY HOME ON HAWARDEN ROAD
- MODERN KITCHEN
- THREE EN-SUITE BEDROOMS
- COUNCIL TAX BANDING NOT YET ALLOCATED
- DRIVEWAY AND GARAGE
- BUILT IN 2025, PRESENTED THROUGHOUT
- AMPLE LIVING AND DINING SPACE WITH FANTASTIC VIEWS
- CURRENTLY VACANT, MOVE IN DATE TO BE CONFIRMED
- LAWNED REAR GARDEN
- EPC RATING B



Entrance Hallway

Hallway with tiled flooring, radiator, ceiling light point and door into the downstairs W.C. and kitchen.

W.C.

Two-piece suite comprising a low-level W.C. and pedestal hand wash basin. Radiator, tiled floor, part tiled walls and uPVC double glazed window to the front elevation.

Kitchen

A contemporary kitchen featuring a range of wall, drawer and base units with complimentary worktop over comprising a sink unit with tap over. Integrated appliances include a double oven and grill, five ring induction hob with extractor fan over and fridge-freezer. Splash backs, under cabinet lighting, tiled flooring, breakfast bar and opening into the dining/lounge area.

Living Room/Dining Area

Three uPVC double glazed windows to the rear elevation displaying fabulous views, radiator, ceiling light point, ceiling spotlights and carpeted flooring. Ample room for a dining table.

First Floor Landing

Carpeted flooring, doors into bedroom three and four, skylight, radiator, ceiling light point and ceiling spotlights.

Bedroom Three

Carpeted flooring, skylight to the rear elevation, ceiling light point and ceiling spotlights. Door into the en-suite.

En-Suite

A modern three-piece suite comprising a low-level W.C., pedestal hand wash basin and walk-in shower with rainfall shower over. Radiator, ceiling spotlights, extractor fan, splash, tiled flooring and skylight to the front elevation.

Bedroom Four

Carpeted flooring, skylight to the rear elevation, ceiling light point and ceiling spotlights. Door into the en-suite.

En-Suite

A modern three-piece suite comprising a low-level W.C., pedestal hand wash basin and walk-in shower with rainfall shower over. Radiator, ceiling spotlights, extractor fan, splash, tiled flooring and skylight to the front elevation.

Lower Ground Floor

Carpeted flooring, ceiling light point, doors into a under the stairs storage cupboard and additional storage cupboard housing the heating system, doors off to bedroom one, two, the family bathroom and the utility.

Bedroom One

Carpeted flooring, radiator, ceiling light point, door into the en-suite and uPVC double glazed window to the side elevation.

En-suite

Three-piece suite comprising a low-level W.C., pedestal hand wash basin and walk-in shower with shower head over. Splash back, shaving point, extractor fan, tiled floors and part tiled walls.

Bedroom Two

UPVC double glazed window to the rear elevation, ceiling light point, radiator and carpeted flooring.

Family Bathroom

A modern four-piece suite comprising a low-level W.C., pedestal hand wash basin, bathtub and walk-in shower. Splash back, shaving point, tiled flooring, part tiled walls, heated towel rail, ceiling light point, extractor fan and uPVC double glazed window to the side elevation.



Utility

A useful utility space featuring units with worktop over incorporating a stainless steel sink and drainer unit with mixer tap over. Space for a washing machine and tumble dryer, radiator, ceiling spotlights, tiled flooring, uPVC double glazed window to the side elevation and external glazed door to the side.

Outside

To the front of the property there is a block paved driveway with parking suitable for three vehicles, which leads to the garage. To the side there is a gate providing access to steps leading down to the rear garden. To the rear of the property there is a predominantly lawned garden with fabulous views.

ADDITIONAL INFORMATION

Air Source Heating...

New build property so no current sprift report, as and when we get this, these details will be added

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.











Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	88
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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