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Wrexham | Clwyd | LL13 7HF

£340,000

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A stunning 3 bedroom, 2 bathroom period property situated in a cul-de-sac location close to Wrexham city centre. This incredibly attractive property offers spacious living accommodation and offers an eclectic mix of modern fittings and traditional features to include a modern open plan kitchen/dining room a further lounge to the ground floor and 3 double bedrooms and en-suite to the first floor, all of which can only be truly appreciated on internal inspection. The property is located close to Erddig national park and in close proximity to Wrexham city centre so there are a wealth of local amenities close to hand as well as good road routes out of the city for commuting. In brief the property comprises of; front porch, hallway, front sitting room, open plan kitchen/dining room, lounge, utility room and downstairs w.c to the ground floor and 3 double bedrooms, en-suite and family bathroom to the first floor.

- A stunning 3 bedroom, 2 bathroom period property
- Beautifully presented throughout
- Eclectic mix of modern fittings and traditional features
- Superbly appointed kitchen and bathrooms
- Open plan kitchen/dining room
- Ample off road parking
- Close to Erddig national park
- MUST BE VIEWED TO BE APPRECIATED



Front Porch

With tiled flooring, double glazed window to the front, door into the hall.

Hallway

With Minton tiled flooring, stairs off to the first floor.

Front sitting room

12'4" x 12'7" (3.78m x 3.84m)

A beautifully presented room with a large double glazed bay window to the front with fitted plantation blinds, attractive central fireplace with slate stone hearth and ornate mantel, parquet flooring.

Lounge

14'5" x 12'6" (4.41m x 3.83m)

Superbly presented with a stunning central fireplace with granite hearth, ornate surround and mantel, attractive parquet flooring, opening into the dining room.

Dining Room

12'0" x 9'7" (3.67m x 2.93m)

Open plan off both the lounge and kitchen with bi-fold doors off to the rear garden, large feature skylight, parquet flooring.

Kitchen

21'5" x 10'6" (6.55m x 3.22m)

A modern, superbly appointed kitchen fitted with a comprehensive range of white gloss wall, drawer and base units, Quartz working surface with inset 1 1/4 sink and drainer, double electric oven (owner informs us that the element has gone on one of the ovens), 5 ring induction hob, integrated dishwasher, stainless steel splash back, extractor fan, part tiled walls, exposed brick wall, cast iron radiator, 3 double glazed windows.

Utility Room

7'1" x 6'1" (2.17m x 1.86m)

With feature wagon wheel window, space for a fridge/freezer, floor mounted gas combination boiler.

Downstairs w.c

Fitted with a low level w.c, pedestal wash hand basin, double glazed window.

First Floor Landing

With carpeted flooring, double glazed window to the front.

Bedroom 1

12'7" x 14'9" (3.86m x 4.50m)

A spacious and stylishly presented bedroom with a large double glazed bay window to the front, carpeted flooring.

En-suite

7'4" x 4'5" (2.26m x 1.35m)

Well appointed with a large walk in shower, low level w.c, wash hand basin with vanity unit under, tiled walls and flooring.

Bedroom 2

14'6" x 12'7" (4.42m x 3.86m)

A spacious bedroom with a double glazed window to the rear, carpeted flooring.

Bedroom 3

10'5" x 9'10" (3.18m x 3.00m)

A double bedroom with a double glazed window to the rear, carpeted flooring.

Family Bathroom

6'11" x 11'1" (2.13m x 3.40m)

Fitted with a white suite comprising of a low level w.c, pedestal wash hand basin, bath with shower over, built in units and work top, attractive tiled flooring, part tiled walls, 2 double glazed windows.





Outside

To the front is an extensive tarmac driveway providing ample off road parking. There are 2 timber double doors for the garage but this has been blocked off internally to form a workshop. There is also a door which opens into a covered side area with a door into the utility room and door into the garage/workshop.

The rear garden is well maintained with an Indian stone patio leading onto a lawned garden with raised flower beds and built in concrete seating. There is also a separate gated child friendly area laid with bark.

Important Information

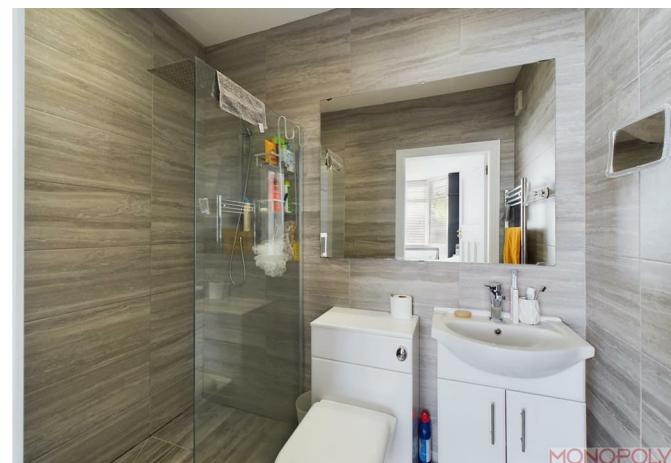
MONEY LAUNDERING REGULATIONS 2003

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 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









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Environmental Impact (CO2) Rating

Rating	Score Range	Color	Notes
Very environmentally friendly - lower CO2 emissions			
(92 plus)	92-100	A	
(81-91)	81-90	B	
(69-80)	69-78	C	
(55-68)	55-64	D	
(39-54)	39-48	E	
(21-38)	21-30	F	
(1-20)	1-20	G	
Not environmentally friendly - higher CO2 emissions			

EU Directive 2002/91/EC



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