



12

Wrexham | | LL11 2DU

Offers In Excess Of £340,000

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Situated on the highly sought-after Llys y Coed estate on Heol Llwyn, this beautifully presented four-bedroom detached home is ideal for families seeking both space and modern living. The ground floor comprises a welcoming entrance hallway, a separate lounge, and an impressive open-plan kitchen/dining/sitting area - perfect for everyday living and entertaining - along with a convenient downstairs WC.

To the first floor, there are four well-proportioned bedrooms, including a principal suite benefiting from fitted wardrobes and a stylish en-suite shower room. A contemporary family bathroom and a useful storage cupboard are also located off the landing.

Externally, the property boasts a rear garden, mainly laid to lawn with a patio area ideal for outdoor dining. To the front, there is a driveway providing off-road parking for two vehicles, a single garage, and a neatly maintained lawned garden bordered by shrubberies.

Llwyn Helyg is a desirable part of the Llys y Coed development in Rhosrobin, known for its peaceful and attractive surroundings. The area is well connected, with excellent access to Wrexham City Centre for a range of shops, schools, and amenities, as well as convenient links to Chester via the A483, making it a great choice for commuters.

- FOUR BEDROOM DETACHED MODERN FAMILY HOME
- EXCELLENT CONDITION THROUGHOUT
- OPEN PLAN KITCHEN, DINING AND LIVING AREA
- SEPERATE LOUNGE
- DOWNSTAIRS W.C.
- PRINCIPAL BEDROOM WITH EN-SUITE AND FITTED WARDROBES
- MODERN FAMILY BATHROOM
- DRIVEWAY, GARAGE, GARDENS TO THE FRONT AND REAR
- CUL-DE-SAC
- POPULAR AND CONVENIENT LOCATION



Entrance Porch

A covered entrance porch with lighting and entrance door opening into the entrance hallway.

Entrance Hallway

A welcoming entrance hallway with ceiling light point, wood effect flooring, door into the lounge and stairs rising to the first floor.

Lounge

Featuring a uPVC double glazed window to the front elevation, ceiling light point, radiator, carpeted flooring and door into the kitchen.

Kitchen

A contemporary kitchen housing a range of wall, drawer and base units with complimentary worktop over incorporating a 1.5 stainless steel sink and drainer unit with mixer tap over. Integrated appliances to include a dishwasher, electric double oven and grill, four ring induction hob with extractor fan over and fridge-freezer. UPVC double glazed window to the rear elevation, wood effect flooring and open-plan layout into the dining area.

Dining Area

Continuation of wood effect flooring into the dining area featuring ample space for a dining table, ceiling light points, door into the downstairs W.C. and French doors onto the rear garden.

Sitting Area

An additional living area with two radiators and continuation of wood effect flooring.

Downstairs W.C.

A two-piece suite comprising a low-level W.C. with dual flush and pedestal hand wash basin with mixer tap over and splash back. Wood effect flooring, extractor fan and radiator.

First Floor Landing

Carpeted flooring, access to the loft, door into a storage cupboard and doors off to the bedrooms and bathrooms.

Bedroom One

UPVC double glazed window to the front elevation, built-in wardrobes, radiator, ceiling light point and carpeted flooring.

En-Suite

A contemporary three-piece suite comprising a low-level W.C. with dual flush, pedestal hand wash basin and walk-in shower with rainfall shower head over. UPVC double glazed window to the side elevation, tiled flooring, splash back and extractor

Bedroom Two

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

Bedroom Three

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

Bedroom Four

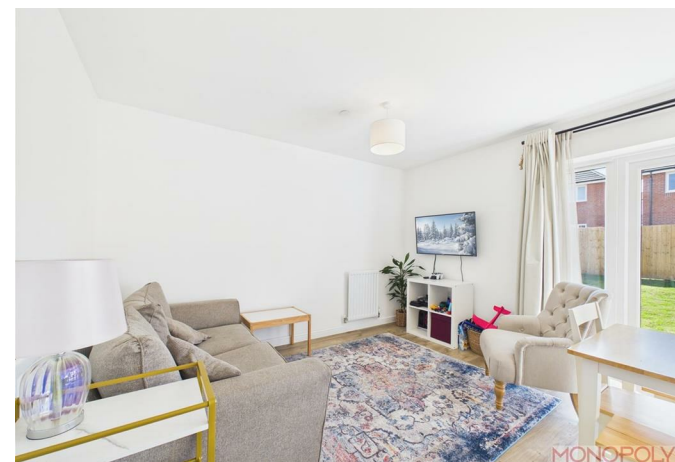
UPVC double glazed window to the front elevation, radiator, ceiling light point and carpeted flooring.

Bathroom

A modern three-piece suite comprising a low-level W.C. with dual flush, pedestal hand wash basin with mixer tap over and panelled bath with shower over. Heated towel rail, extractor fan, tiled flooring, part tiled walls and uPVC double glazed window to the side elevation.

Outside

To the front of the property is a brick paved driveway suitable for two vehicles. There is also a





well-kept lawn bordered by shrubberies. To one side of the property is gated access to the rear, while the other side there is a continuation of lawn. To the rear there is a patio area ideal for seating, an outdoor tap and a South West facing predominantly lawned garden bordered by fencing for additional privacy and security.

Garage

A single garage with and up and over door housing the boiler.

ADDITIONAL INFORMATION

The property has solar panels. There is a service charge for ground maintenance. The annual service charge is £145 a year.

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.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

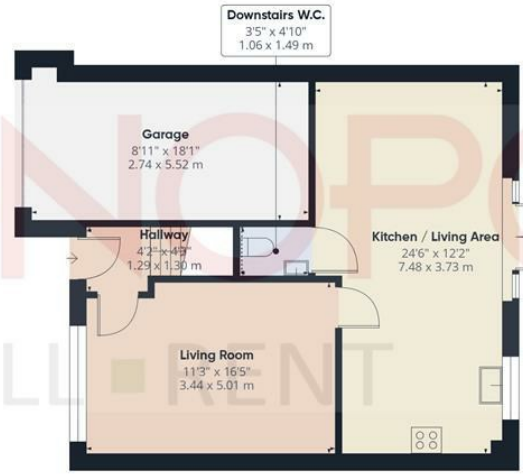
Your home maybe repossessed if you do not keep up repayments on your mortgage







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Ground Floor



Floor 1



Approximate total area⁽¹⁾
 1311 ft²
 121.8 m²

Reduced headroom
 1 ft²
 0.1 m²

(1) Excluding balconies and terraces.

Reduced headroom
 Below 5 ft/1.5 m

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

GIRAFFE360

MONEY LAUNDERING REGULATIONS 2003

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Future	Current	Future
Very energy efficient - lower running costs 92-95% A	95	Very environmentally friendly - lower CO ₂ emissions 82-91% A	
91-91% B		81-91% B	
89-90% C		79-80% C	
85-89% D		75-80% D	
82-84% E		70-84% E	
71-81% F		61-70% F	
61-70% G		51-60% G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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