



6

Wrexham | LL11 2LG

Offers In The Region Of £250,000

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Situated on Ffordd Meirionydd in Wrexham, this attractive three bedroom detached family home occupies a generous corner plot and is offered for sale with the added benefit of no onward chain. The property offers well-balanced accommodation in a convenient and sought-after residential location. The internal accommodation comprises an entrance porch leading to three versatile reception rooms, ideal for modern family living, entertaining or home working, alongside an open-plan kitchen/dining area. To the first floor, the landing provides access to three well-proportioned bedrooms and a family bathroom. Externally, the property enjoys a neatly maintained rear garden with block paving, designed for ease of upkeep. To the front there is a lawned garden bordered by established hedging, along with a detached garage and driveway providing off-road parking. Ffordd Meirionydd is a popular residential location offering easy access to Wrexham town centre and the A483, providing excellent road links towards Chester, Oswestry and the wider North West. A range of local amenities are within walking distance, including shops, public houses, schools and eateries, as well as Garden Village Playground and Watts Dyke Primary School, making this an ideal home for families.

- THREE BEDROOM DETACHED HOME
- SPACIOUS CORNER PLOT
- DRIVEWAY AND GARAGE
- OPEN PLAN LOUNGE, DINING AREA AND KITCHEN
- SNUG WITH FRENCH DOORS
- THREE WELL-PROPORTIONED BEDROOMS
- BATHROOM
- EASY TO MAINTAIN REAR GARDEN AND FRONT LAWN
- POPULAR AND CONVENIENT LOCATION
- NO ONWARD CHAIN



Entrance Porch

uPVC entrance door into porch with radiator, door into lounge, stairs rising to first floor, frosted window to front and wood effect flooring.

Living Room

L shaped open plan space with uPVC double glazed bay window to the front elevation. Ceiling light point, panelled radiator and wood effect laminate flooring. Opening into dining area.

Open Plan Kitchen/Dining Area

Open plan space with the kitchen housing a range of wall, drawer and base units with complimentary worktop over. Integrated appliances to include fridge/freezer, built-in double oven and grill, four ring gas hob with extractor over. 1.5 stainless steel sink unit with tap over. Plumbing for dishwasher and washing machine. Two uPVC double glazed windows to the side and rear. Open plan to dining area with uPVC double glazed door to the side patio, space for dining table, built-in shoe cupboard, under the stairs storage cupboard, two panelled radiators, two ceiling light points, wooden laminate flooring throughout, additional uPVC double glazed window to the side and door into additional sitting room or separate dining area.

Snug

uPVC double glazed French doors to the rear garden, hatch opening to kitchen, radiator, access to loft, ceiling light point and laminate wood effect flooring. Currently used as a separate dining room.

First Floor Landing

uPVC double glazed window to the side, access to the loft, storage cupboard housing the combi boiler, doors off to bedrooms and bathroom.

Bedroom One

Good sized double bedroom with uPVC double glazed window to the front, ceiling light point, radiator and wood effect laminate flooring.

Bedroom Two

uPVC double glazed window to the rear, ceiling light point, radiator and laminate wood effect flooring.

Bedroom Three

uPVC double glazed window to the front, fitted wardrobe, radiator, ceiling light point and wood effect laminate flooring.

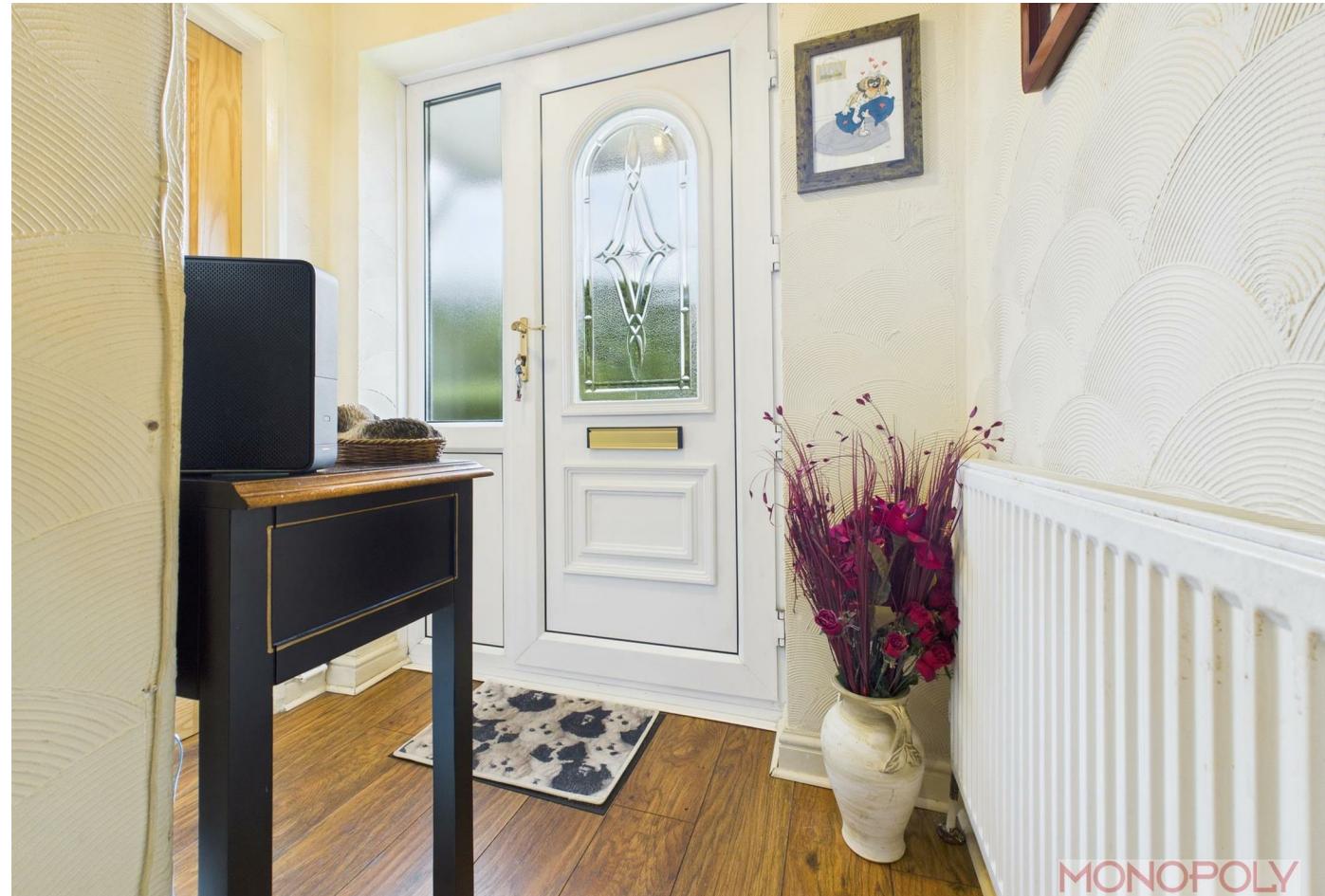
Bathroom

Three piece suite housing freestanding claw feet bath with electric shower over, low-level WC and pedestal hand wash basin with mixer tap over. Fully tiled walls and floors, recessed LED lighting, extractor, chrome heated towel rail and uPVC double glazed frosted window to the rear.

Outside

The property is situated on a generous corner plot with wrap-around garden and patio areas. To the front, the property benefits from a block paved driveway which leads to the detached garage. A pathway leads around to the front door. The front garden is predominantly lawn with established shrubberies and mature hedging. There is side access to both sides of the property. To the left side, a gate leads to the concrete area which gives access to the side door into the property and additional door into the garage. To the right there is a wrought iron gate leading to a further lawn area. To the rear is an easily maintainable block paved patio area with fencing to the boundary offering security and privacy. Additionally there is an outside tap and lighting.





Garage

Single garage with up and over door, power, lighting, personal door and window to the rear.

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.









Approximate total area⁽¹⁾
998 ft²
92.6 m²



(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.

GIRAFFE360

MONEY LAUNDERING REGULATIONS 2003

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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(92 plus) A	B	86	
(81-91) B	C	71	
(69-80) C	D		
(58-68) D	E		
(39-54) E	F		
(21-38) F	G		
(11-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Prospective
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B	86	
(81-91) B	C	71	
(69-80) C	D		
(58-68) D	E		
(39-54) E	F		
(21-38) F	G		
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



MONOPOLY

BY SONY



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