



41 Moss Wood Court

Wrexham | | LL11 6FB

£295,000

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# 41 Moss Wood Court

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Situated in the popular Gatewen Village development, this immaculately presented three-storey, three double bedroom semi-detached family home offers spacious and versatile accommodation throughout.

In brief, the ground floor comprises an entrance hall, a generous lounge, a modern kitchen/dining room, utility area, and a downstairs WC - providing ample living space for contemporary family life. To the first floor are two double bedrooms and a four-piece family bathroom. The second floor hosts an impressive principal suite, complete with a dressing area and en-suite shower room. Externally, the property enjoys well-maintained garden and patio areas, alongside a driveway with parking for three vehicles and the added benefit of an electric car charging point. Gatewen Village is a highly sought-after residential development located in the semi-rural setting of New Broughton, Wrexham. Combining modern family living with a peaceful village atmosphere, the area boasts a strong sense of community, access to well-regarded local schools, and a range of nearby amenities. Surrounded by open green spaces and woodland walks, yet only a short drive from Wrexham city centre and the A483, Gatewen Village is ideally situated for commuters and families alike.

- THREE DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME
- THREE STOREY WITH PRINCIPAL BEDROOM AND EN-SUITE
- SPACIOUS LOUNGE
- OPEN PLAN MODERN KITCHEN/DINING
- UTILITY AND DOWNSTAIRS WC
- FOUR-PIECE FAMILY BATHROOM
- WELL-MAINTAINED GARDENS TO FRONT AND REAR
- OFF-ROAD PARKING FOR THREE VEHICLES
- SOUGHT AFTER GATEWEN VILLAGE
- EXCELLENT TRANSPORT LINKS



### Entrance Hall

Composite door leading into entrance hallway with carpet flooring, ceiling light point panelled radiator, stairs rising to first floor and door into lounge.

### Lounge

UPVC double glazed window to the front elevation with blinds. Carpet flooring, panelled radiator, ceiling light point and hardwood glazed doors leading into kitchen/dining area.

### Open Plan Kitchen/Dining Area

A light, airy and modern kitchen/dining area housing a range of high gloss wall, drawer and base units with complimentary work surface over. Integrated appliances to include eye-level double electric oven and grill, electric hob and extractor. Space for fridge freezer and dishwasher. Composite 1 1/2 sink unit, mixer tap over with detachable shower hose. High gloss tiled flooring, recessed LED lighting plus two additional wall lights, panelled radiator, ample space for dining table, uPVC double glazed 'French' style doors opening to the garden area along with two 'Velux' sky lights. Door leading into the utility and downstairs WC.

### Utility

Housing a range of high gloss wall and base units with work surface over. Continuation of high gloss tiles, ceiling light point, space and plumbing for washing machine, space for tumble dryer, isolation switches for utilities, extractor and door into downstairs WC.

### Downstairs WC

Two piece suite comprising low level WC and wall mounted wash hand basin with tiled splashback. Continuation of high gloss tiles, extractor, recessed LED lighting and panelled radiator.

### First Floor Landing

UPVC double glazed window to the front elevation with blinds. Cupboard housing 'Premier Plus, Unvented Indirect Water Cylinder'. Two ceiling light points, carpet flooring, doors to bathroom and two bedrooms, panelled radiator and stairs rising to second floor/principle suite.

### Bedroom Two

UPVC double glazed window to the rear elevation with blinds. Fitted with a range of wardrobes with shelves and clothing rail. Carpet flooring, ceiling light point and panelled radiator.

### Bedroom Three

UPVC double glazed window to the front elevation with blinds. Fitted with a range of wardrobes with shelves and clothing rail. Carpet flooring, ceiling light point and panelled radiator.

### Bathroom

Four piece suite comprising low-level WC, wash hand pedestal, panelled bath with shower hose and separate enclosed shower cubical with fully tiled splash-back. Heated towel rail, extractor, shave point, carpet flooring and uPVC double glazed frosted window to the rear elevation.

### Second Floor Landing

Ceiling light point, carpet flooring and door leading into principal suite.

### Principal Suite

A spacious principal suite with uPVC double glazed window to the front elevation with blinds. Fitted with a range of mirrored wardrobes with clothing rails and shelving. Storage cupboard and access to loft. Carpet flooring, ceiling light point panelled radiator and opening into dressing area

### Dressing Area

'Velux' sky light to the rear elevation, space for vanity table, panelled radiator, ceiling light point and door into en-suite.

### En-suite Shower Room

Three piece suite comprising low-level WC, wall-mounted wash hand basin and enclosed mains shower cubical with fully tiled splashback and glass screen. Extractor, panelled radiator, ceiling light point and carpet flooring.





## Outside

Externally, the property enjoys a pleasant lawned garden to the front, complemented by established shrubs that add charm and kerb appeal. To the side, a tarmac driveway provides off-road parking for up to three vehicles and features an electric car charging point, an outside tap, a garden shed, and gated access to the rear garden. The rear garden is designed for ease of maintenance and modern living, comprising a spacious slabbed patio area, artificial lawn, and steps leading to an elevated secondary patio - ideal for outdoor dining and entertaining. The garden is enclosed by timber fence panels and enjoys a good level of privacy, as well as excellent sunlight throughout the day, weather permitting.

## Additional Information

The property is freehold. There is an annual service charge for maintenance of the surrounding greenery areas which is approximately £280.00 per annum. The boiler is approximately 6 years old. There is an electric car charging point to the side. The council tax band is D.

## 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.



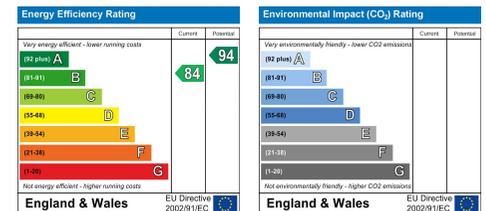


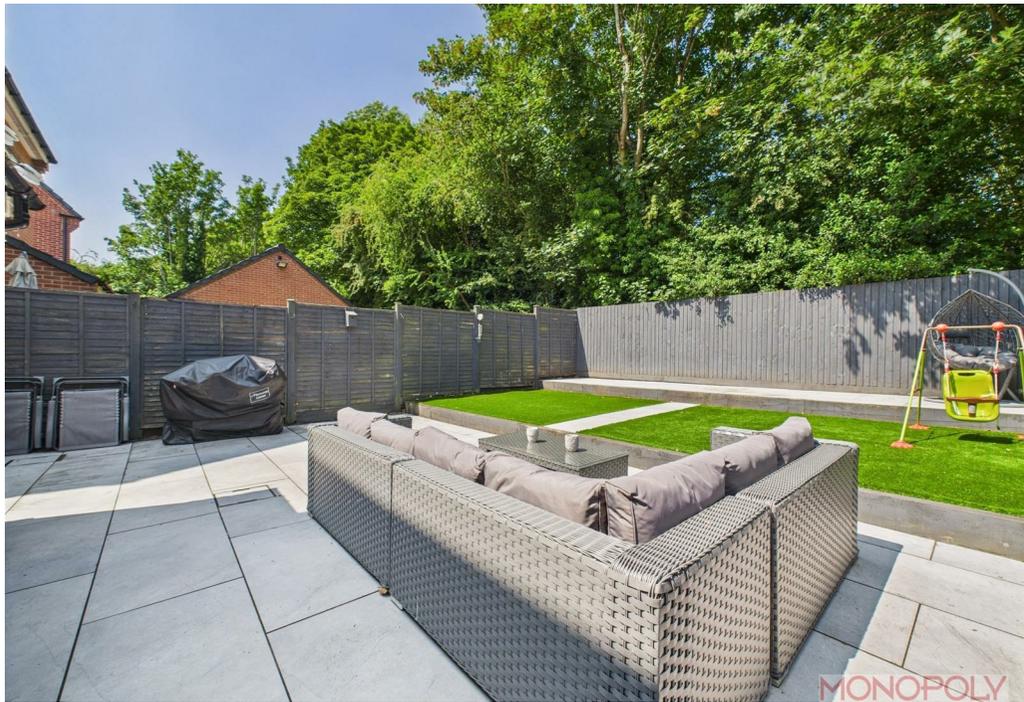
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