



74

Wrexham | LL11 4YU

£400,000

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Situated on the popular Maes Gwydd development in Gwersyllt, this beautifully presented four/five bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living. The ground floor comprises an entrance hallway, lounge, study, W/C, utility room, and a stunning open-plan kitchen/dining/family room fitted with a range of integrated appliances and French doors leading out to the rear garden. The detached garage has been thoughtfully converted into a bar, offering a flexible space that could suit a variety of uses. Upstairs there are four well-proportioned double bedrooms, including a principal suite with dressing area and en-suite, as well as a modern four-piece family bathroom. Externally the property features a driveway with parking for three/four vehicles, lawned gardens, patio seating areas, and a timber pergola. Additional benefits include Hive smart heating, CCTV, hard-wired alarm system, and 5 years remaining on the NHBC certificate. Located on a modern, well-kept residential development in Gwersyllt, Maes Gwydd offers a friendly neighbourhood feel with greenery and walking routes nearby. The area is well served by local amenities including supermarkets, schools, and leisure facilities, with Gwersyllt train station and excellent road links providing easy access to Wrexham, Chester and the wider region.

- FOUR/FIVE BEDROOM DETACHED FAMILY HOME
- BUILT BY GOWER HOMES WITH NHBC WARRANTY REMAINING
- MODERN KITCHEN WITH QUARTZ WORKTOPS AND INTEGRATED APPLIANCES
- VERSATILE OPEN PLAN KITCHEN/DINING/FAMILY SPACE
- LUXURY FAMILY BATHROOM AND EN-SUITE TO PRINCIPAL BEDROOM
- BESPOKE BAR CONVERSION IN DETACHED GARAGE
- LANDSCAPED GARDEN WITH PERGOLA, PATIOS AND LAWN
- HARD-WIRED ALARM & 360° CCTV SECURITY SYSTEM
- HIVE SMART HEATING WITH DUAL ZONE CONTROL
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES



Entrance Hall

A sheltered porch area leads to a composite entrance door with frosted side panel, opening into a welcoming entrance hallway. The space benefits from a useful under-stairs storage cupboard fitted with coat hooks, shelving and a heater. Finished with stylish wood-effect porcelain tiled flooring, the hallway also features a ceiling light point, panelled radiator, and staircase rising to the first floor. Internal doors lead to the lounge, study, downstairs WC and the kitchen/dining area.

Lounge

Bay-style uPVC double glazed window to the front elevation fitted with vertical blinds, allowing for excellent natural light. Finished with a continuation of the wood-effect porcelain tiled flooring, ceiling light point, and panelled radiator, creating a bright and comfortable reception space.

Study

uPVC double glazed window to the front elevation. Fitted with a range of wall and base units along with a built-in desk area, ideal for home-working. Finished with a panelled radiator, ceiling light point, and a continuation of the wood-effect porcelain tiled flooring.

Open Plan Kitchen/Dining Area

A light and airy open plan kitchen/dining area, ideal for modern family living. Throughout comprises tiled flooring, recessed LED lighting, two panelled radiators, and uPVC French-style doors with vertical blinds opening onto the rear garden. Two additional uPVC double glazed windows to the rear elevation allow for an abundance of natural light. This versatile space offers ample room for a family dining table and can also be used as an additional lounge or entertaining area. The kitchen is fitted with a

comprehensive range of wall, drawer and base units, complemented by a quartz work surface and brick-style splash-back tiling. Integrated appliances include a fridge-freezer, eye-level double oven and grill and five-ring gas hob with extractor above. A 1½ bowl stainless steel sink unit with mixer tap is set into the worktop, and there is a breakfast bar with space for additional seating. A door leads conveniently into the utility area.

Utility

Utility room fitted with a range of wall and base units, complemented by a quartz work surface and brick-style splash-back tiling. Stainless steel sink unit with mixer tap, along with space and plumbing for both a washing machine and tumble dryer. A cupboard houses the regularly serviced 'Potterton Pro Max' wall-mounted combination boiler. Additional features include a panelled radiator, ceiling light point, extractor fan, tiled flooring and a composite double-glazed frosted door providing access to the side of the property.

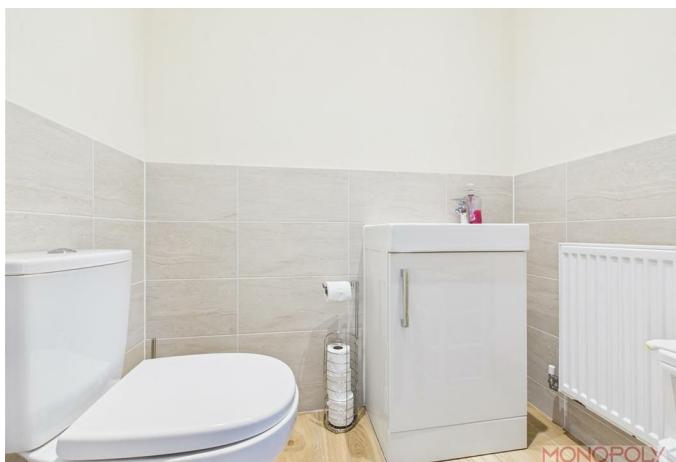
Downstairs WC

Two-piece suite comprising a low-level WC and wash hand basin set within a high gloss vanity unit, complete with splash-back tiling. Featuring half-tiled walls, a panelled radiator, recessed LED lighting, extractor fan, and the continuation of stylish wood-effect tiled flooring.

Landing Area

Spacious landing area with uPVC double glazed window to the front elevation, fitted with vertical blinds. Features include a double airing cupboard with shelving, power sockets, and electric heater. Finished with carpet flooring, two ceiling light points, and loft access, with doors leading off to all bedrooms and the family bathroom.





Principal Bedroom with Dressing Area

Principal bedroom with dedicated dressing area, featuring a uPVC double glazed window to the rear elevation with fitted vertical blinds. The room is fitted with sleek high-gloss sliding door wardrobes offering integrated shelving, drawers and clothing rails, along with an additional mirrored wardrobe in the dressing area. Recessed LED lighting enhances the dressing space, complemented by a ceiling light point, panelled radiator and carpet flooring. Door leads through to the en-suite bathroom.

En-suite Bathroom

En-suite bathroom fitted with a contemporary three-piece suite comprising a low-level WC and wash hand basin set within a high-gloss vanity unit, along with a panelled bath. Finished with fully tiled walls and flooring, the room also benefits from a chrome heated towel rail, recessed LED lighting, extractor fan, shaver point, and a frosted uPVC double glazed window to the side elevation.

Bedroom Two

UPVC double glazed window to the rear elevation fitted with vertical blinds. The room features a stylish range of gloss and mirrored wardrobes offering ample storage with clothing rails, shelving, and drawers. Finished with carpet flooring, a ceiling light point, and a panelled radiator.

Bedroom Three

UPVC double glazed window to the front elevation fitted with vertical blinds. Finished with carpet flooring, a ceiling light point, and a panelled radiator.

Bedroom Four

UPVC double glazed windows to both the front and side elevations, each fitted with vertical blinds. The room is finished with carpet flooring, a ceiling light point, and a panelled radiator, offering a bright and comfortable space.

Family Bathroom

Modem four-piece suite comprising a low-level WC and wash hand basin set within a high-gloss vanity unit, panelled bath, and separate fully tiled shower cubicle with dual hose mains shower and glass screen. Finished with tiled walls and flooring, recessed LED lighting, chrome heated towel rail, extractor fan, and shave point. UPVC frosted double glazed window to the rear elevation with fitted blinds.

Bar/Converted Garage

Originally constructed as a detached garage, this space has been thoughtfully converted into a bespoke bar, offering a versatile area adaptable to a variety of needs could be used as a fifth bedroom. Access is provided via a composite entrance door and uPVC sliding patio doors, with a uPVC double glazed window to the front elevation allowing for natural light. The interior boasts a custom-built wooden bar with lift-up access gate and integrated under-counter fridge. Additional features include vinyl tiled flooring, two ceiling light points, ample power sockets, fitted shelving, a wall-mounted electric heater, and access to a part-boarded loft area providing useful additional storage.



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Outside

To the front elevation, the property benefits from a generous tarmacadam driveway providing off-road parking for three to four vehicles, along with access to the detached garage. To the right, there is a lawned garden area with established shrubberies offering kerb appeal, while to the left, a timber gate opens onto a paved pathway and lawned area leading to the rear garden. The rear garden is thoughtfully landscaped and features both a paved patio area and a separate block-paved seating area beneath a timber-framed pergola with a polycarbonate roof - ideal for outdoor dining and entertaining. A well-maintained lawn, timber shed, outside tap, and external lighting complete the space, with fence panels enclosing the boundary for privacy. The garden also benefits from ample external power sockets and additional security features.





Additional Information

The property was constructed by Gower Homes approximately five years ago and benefits from the remainder of a 10-year NHBC warranty, with five years still remaining. It is freehold and subject to an annual service charge of £296.36, recently paid, which covers the maintenance of communal green areas on the estate. Additional features include a hard-wired intruder alarm system, recently serviced, and a fully integrated 360-degree CCTV system for enhanced home security. The property also benefits from fibre optic broadband, a Hive smart heating system, and dual-zone heating controls for independent temperature management upstairs and downstairs. The four bedrooms are double in size. A number of items within the bespoke bar area may be available by separate negotiation. The estate also offers excellent community features including a publicly accessible defibrillator, funded by local residents, as well as scenic green spaces and a nearby cycle path—ideal for recreation and dog walking. Some power sockets have USB ports.

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.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1767 ft²

164.4 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.

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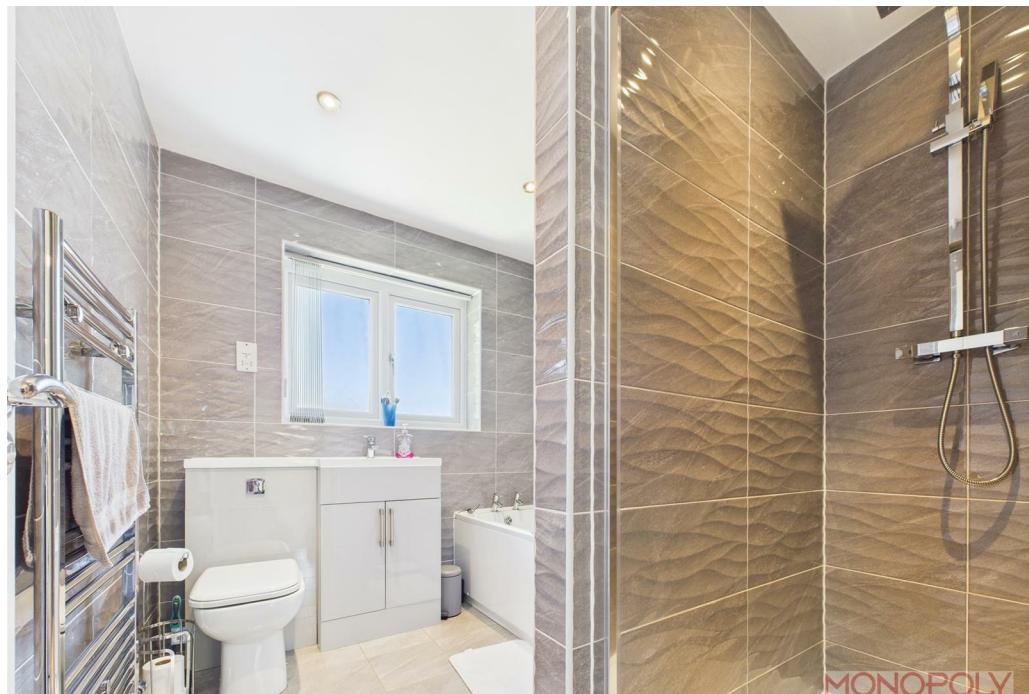
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Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

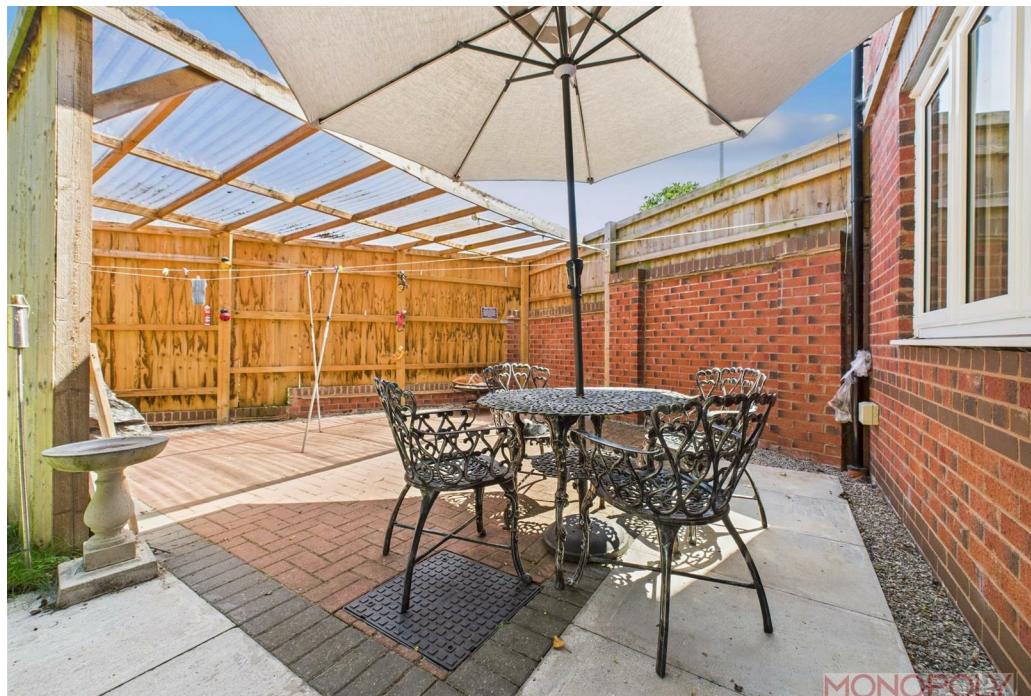
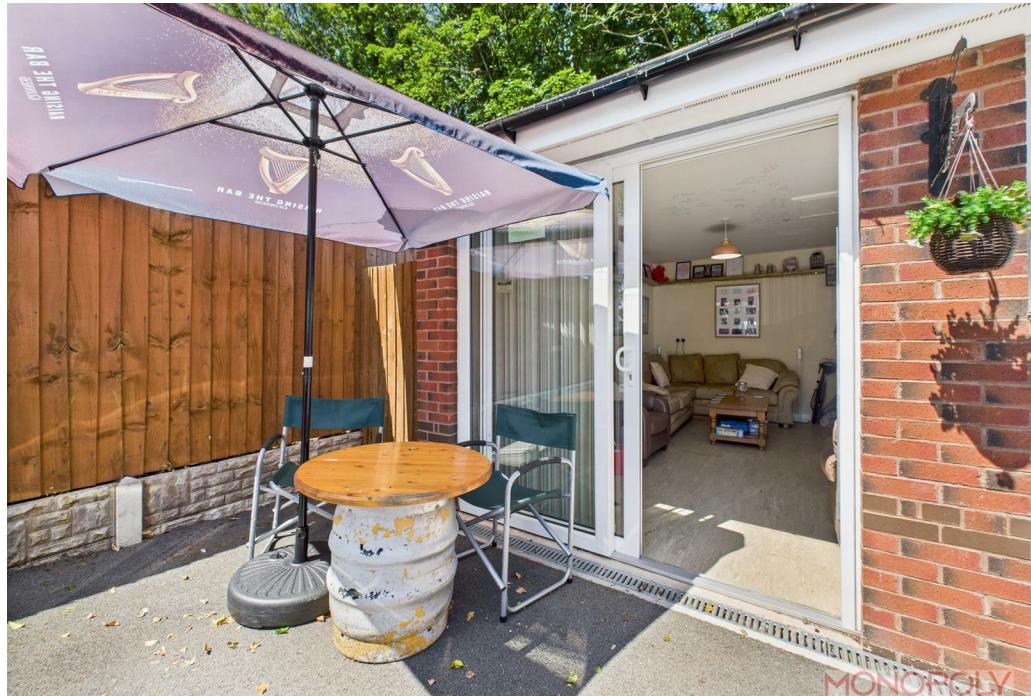
Environmental Impact (CO ₂) Rating		Current	Provision
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

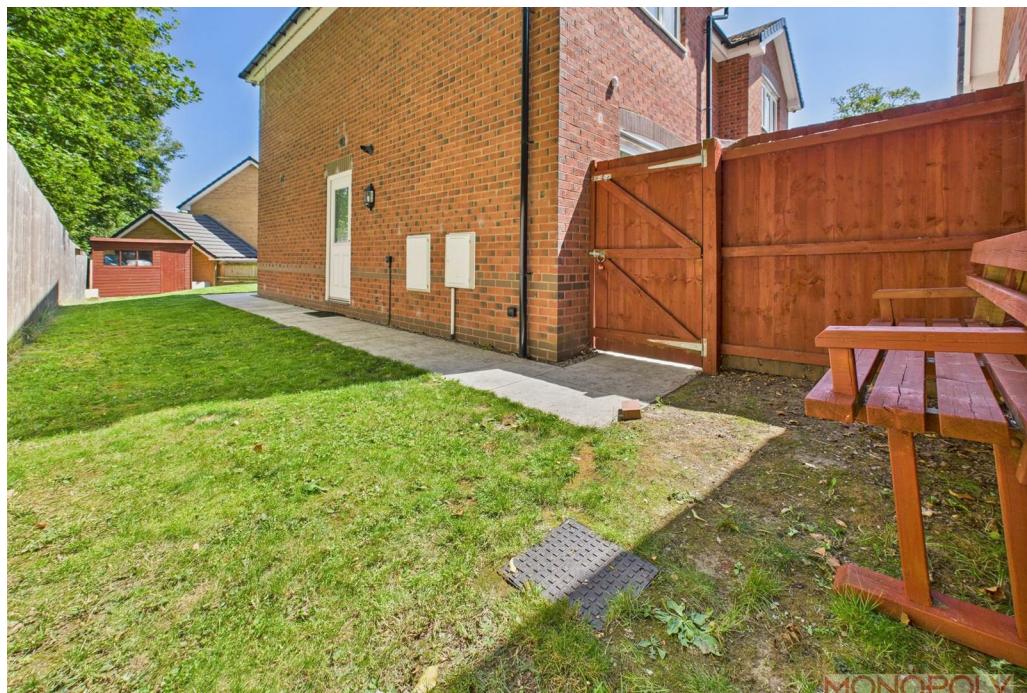


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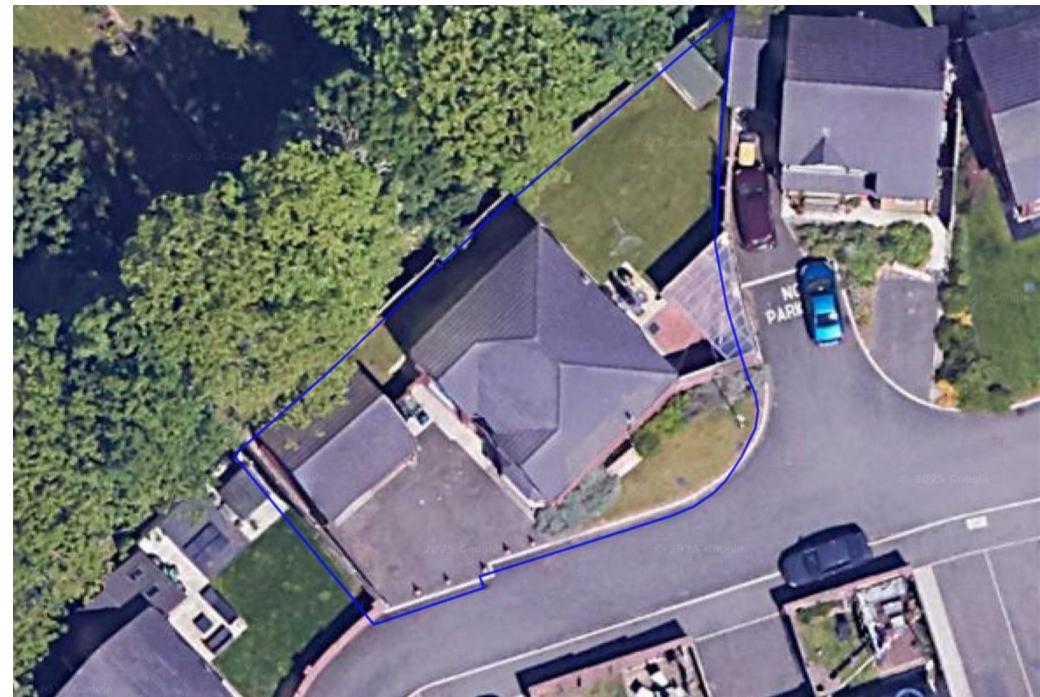








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