



Ffordd Estyn, Wrexham LL11 2SS

£1,600

Situated on a generous corner plot in the highly regarded residential area of Garden Village, this spacious four-bedroom detached family home is offered to the market with the benefit of no onward chain. The internal accommodation briefly comprises an entrance porch and hallway, a convenient downstairs cloakroom with WC, a well-proportioned kitchen/breakfast room, and two further reception rooms providing flexible living space. To the first floor, the property boasts a principal bedroom with a four-piece en suite bathroom, three additional bedrooms, and a family bathroom. Externally, the property enjoys wraparound gardens, two block-paved driveways providing ample off-road parking, a detached garage, two useful outbuilding stores, and a combination of lawn and patio areas ideal for outdoor entertaining. Located in the heart of Garden Village, this home benefits from a wealth of local amenities within walking distance, including shops, a primary school, and scenic Acton Park. Excellent public transport links are available via the Chester bus route, while swift access to the A483 provides easy connectivity to Chester, Oswestry and beyond.

- FOUR BEDROOM DETACHED FAMILY HOME
- CORNER PLOT WITH WRAP-AROUND GARDENS
- KITCHEN/BREAKFAST ROOM
- TWO ADDITIONAL RECEPTION ROOMS
- CLOAKROOM/DOWNSTAIRS WC
- PRINCIPAL WITH FOUR PIECE EN-SUITE
- NEW BOILER, WIRING AND FLOORING
- LOCATED IN SOUGHT AFTER GARDEN VILLAGE
- DETACHED GARAGE/TWO DRIVEWAYS/OUTDOOR STORES
- NO ONWARD CHAIN



Entrance Porch

Hardwood glazed door with side panels leads into spacious entrance porch with parquet wood block flooring and ceiling light point. Hardwood glazed door with side panels leads into the entrance hallway.

Entrance Hallway

'L' shaped entrance hallway with two double glazed windows to the side elevation, carpet flooring, two ceiling light points, two panelled radiators, hive thermostat controls, doors leading into downstairs WC/Cloakroom, kitchen, dining room and lounge.

Kitchen/Breakfast Room

Housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include double eye-level electric fan oven, 'Karineer' induction hob with splashback and extractor hood. Space for fridge-freezer, space and plumbing for washing machine and dishwasher. 1.5 stainless steel sink unit with mixer tap over. Storage cupboard housing electric fuse box, meters and shelving. Tiled flooring and splashback, space for breakfast table, uPVC double glazed window to the rear elevation and uPVC frosted door leading outside.

Dining Room

UPVC double glazed window to the side/rear elevation. Brick built TV unit with wooden shelving. Wooden laminate flooring, ceiling light point, panelled radiator and coved ceiling.

Lounge

Spacious lounge with uPVC double glazed windows either side and additional uPVC double glazed patio doors onto the garden area. Carpet flooring, two panelled radiators and two ceiling light points.

Downstairs Cloakroom/WC

UPVC double glazed frosted window to the front elevation. Two piece suite comprising low-level WC

and corner wash hand basin with splash-back tiles. Under stairs storage and hooks for coats, vinyl flooring, two ceiling light points

Landing Area

'L' shaped landing area with the added benefit of built in storage cupboards. UPVC double glazed leaded window to the front elevation along with additional uPVC double glazed window to the side elevation. Two ceiling light points, panelled radiator, access to loft which is partly boarded and carpeted flooring. Doors off to all bedrooms and bathroom.

Principal Bedroom

uPVC double glazed window to the side elevation. Two fitted wardrobes with mirrored sliding doors, incorporating shelving and a clothing rail. Finished with carpet flooring, a ceiling light point, and a panelled radiator. Door leading into the en-suite.

En-suite

A spacious and light-filled bathroom featuring a four-piece suite comprising a corner panelled bath with seat, mixer tap and handheld shower attachment, an enclosed corner shower with glazed screen, low-level WC, and a wash hand basin set within an extensive vanity unit offering ample cupboard and drawer storage with work surface over. The room benefits from three uPVC double glazed windows—two of which are frosted—allowing for privacy while maintaining natural light. Finished with part-tiled walls, recessed LED lighting, vinyl flooring, extractor fan, panelled radiator, and wall-mounted mirrors.

Bedroom Two

UPVC double glazed window to the side/rear elevation. Built in wardrobes with clothing rail and shelving. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

Two uPVC double glazed windows to the front and



side elevation. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Four

UPVC double glazed windows to the front and side elevations. Fitted mirrored sliding door wardrobe. Built-in vanity unit with inset basin, tiled splashback, drawers and cupboards. Carpet flooring, panelled radiator and ceiling light point.

Family Bathroom

Three-piece suite comprising a panelled bath with overhead electric shower and glass screen, pedestal wash basin, and low-level WC. Finished with marble-effect wet wall panels to the bath area, two frosted uPVC double glazed windows, and light herringbone-effect vinyl flooring. Additional features include a chrome heated towel rail, LED ceiling light panel, mirrored wall cabinet and part-panelled splashback behind the basin.

Garage

Detached single garage accessed via an additional block paved driveway off Kenyon Avenue. Up and over door, power sockets, three ceiling spot lights, tiled flooring and additional door for access.

Outdoor Store

Located on the left side of the property there are two outdoor stores with both power and lighting.

Outside

The property is set on a generous corner plot, enclosed by mature hedging and gated access. A block-paved driveway provides off-road parking for multiple vehicles with an additional driveway accessed off Kenyon avenue leads to a detached garage. The wraparound garden is predominantly laid to lawn with planted borders and a variety of established trees and shrubs, offering a good degree of privacy. The rear garden includes a paved patio area and lawn. A gated covered walkway connects the front and rear gardens, housing two additional brick stores with power and lighting.

Additional Information

The property has been re-wired, had a new combination boiler and new flooring in recent times. The second driveway and garage is accessed off Kenyon Avenue.

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.

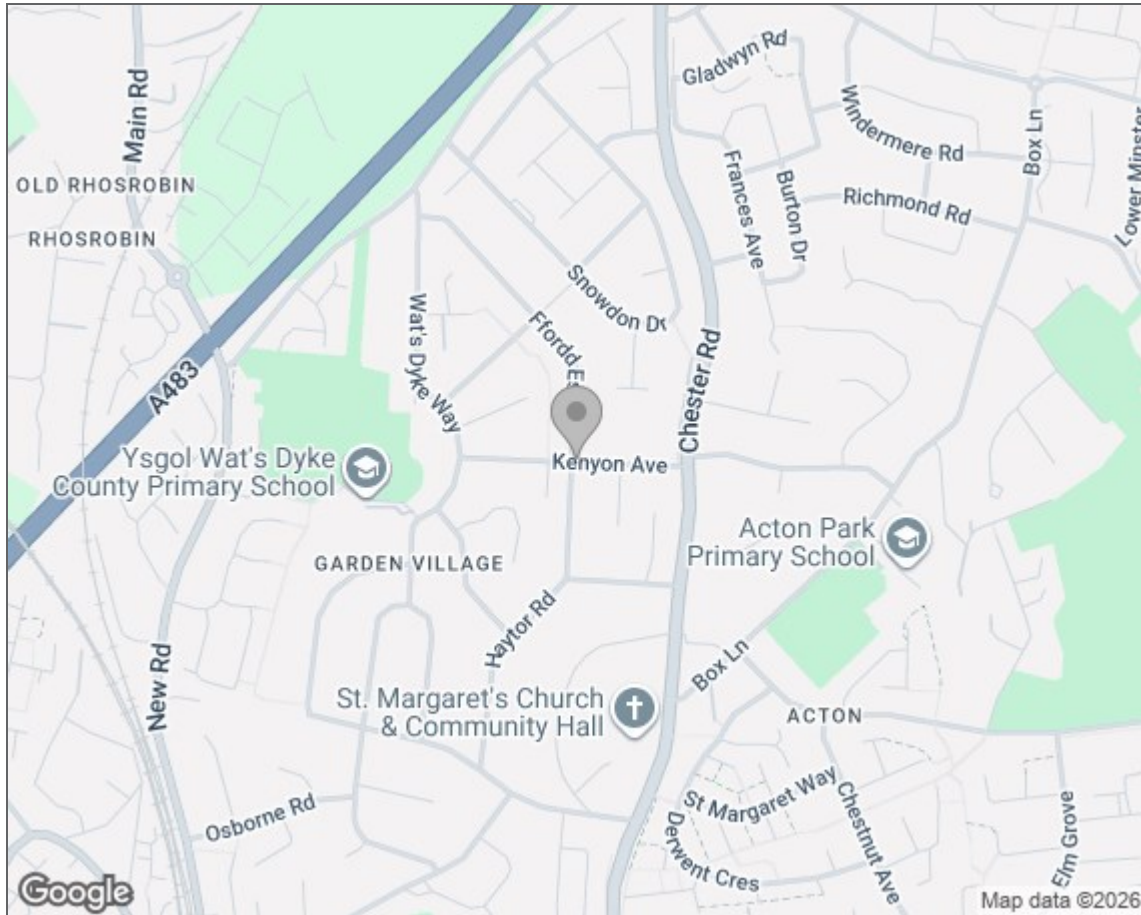
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	

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