



4

Wrexham | | LL13 7EZ

£274,000

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Situated in the popular residential area of Erddig, this three bedroom property is a perfect location for people seeking a spacious and modern home in an excellent location. The open plan lounge/dining area provides ample downstairs living space along with a spacious entrance hallway and modern fitted kitchen. The first floor offers two double bedrooms, an additional bedroom and a modern family bathroom. Additionally, the property boasts a garage/utility area and driveway, allowing for easy access and convenience for residents and guests alike. There are pleasant garden areas to the rear with a good degree of privacy and sun throughout the day. 'Ffordd Hendre' is located in a quiet cul-de-sac walking distance from Erddig Country Park, 'Hickories' Smokehouse and walking distance from the city centre. There are excellent transport links in the area to Wrexham, Chester and further afield. Whether you are looking to settle down in a peaceful neighbourhood or seeking a family-friendly environment, this property is a wonderful opportunity to purchase. This home is also NO CHAIN.

- THREE BEDROOM DETACHED HOME
- QUIET CUL-DE-SAC LOCATION
- OPEN PLAN LOUNGE/DINING AREA
- MODERN FITTED KITCHEN
- MODERN BATHROOM
- GARDENS TO FRONT AND REAR
- GARAGE/UTILITY
- DRIVEWAY
- CLOSE TO ERDDIG COUNTRY PARK
- NO CHAIN



### Entrance Hall

UPVC double glazed door with frosted side panel leading into entrance hall. Stairs rising to first floor, wooden laminate flooring, ceiling light point, double panelled radiator. Solid oak doors leading into kitchen and lounge.

### Open Plan Lounge/Dining Area

Light and airy space with uPVC double glazed bay window to front elevation with vertical blinds. Carpet flooring throughout, two ceiling light points, two panelled radiators, space for dining table. Door leading into kitchen. UPVC double glazed patio doors leading to garden area.

### Kitchen

Modern kitchen housing a range of wall, drawer and base units with work surface over. Integrated appliances to include fridge freezer, electric hob with extractor above, dishwasher and eye-level double oven and grill. Stainless steel sink unit with mixer tap. Cupboard housing Worcester combination boiler. Tiled flooring and partially tiles walls. Ceiling light strip. Under-stairs storage cupboard. UPVC double glazed window to rear elevation overlooking garden area. UPVC double glazed door leading to garden.

### Landing Area

UPVC double glazed window to side elevation overlooking Erddig woodland. Cupboard with shelving, ceiling light point, carpet flooring, doors off to three bedrooms and bathroom.

### Bedroom One

UPVC double glazed window to the front elevation with vertical blinds. Housing a range of fitted wardrobes with shelves and clothes rail. Carpet flooring, ceiling light point, panelled radiator and access to loft.

### Bedroom Two

UPVC double glazed window to rear elevation. Carpet flooring, ceiling light point and panelled radiator.

### Bedroom Three/Study

UPVC double glazed window to front elevation. Carpet flooring, ceiling light point and panelled radiator.

### Bathroom

Modern three piece suite to include low level WC and wash hand basin with high gloss storage cupboards. 'L' shaped bath with shower over and glass screen. Tiled walls and flooring, radiator and ceiling light point. Frosted uPVC window to rear elevation

### Garage

Accessed via an up and over door to the front and an additional uPVC double glazed frosted door to the rear. Plumbing and space for a washing machine and tumble dryer with work surface over. Power and lighting.

### Outside

To the front of the property is a patterned concrete driveway with enough space for two/three vehicles. There is a lawned garden area with shrubberies to the border.

To the rear you will find a pleasant garden area which has been improved and maintained by the present owners. There is a patterned concrete patio area and decking which achieves sun throughout the day as well as lawned area with small trees and shrubberies to the borders. The rear garden offers a good degree of privacy.

### Important Information







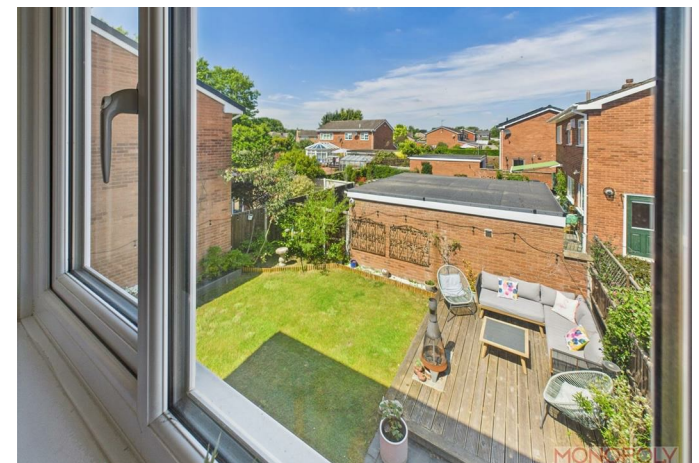


MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.













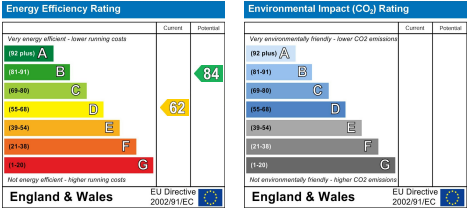


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