



## Yarwood Drive, Wrexham LL13 9UJ

£280,000

"VIEWING HIGHLY RECOMMENDED"

A BEAUTIFULLY PRESENTED and SPACIOUS property, with Conservatory to produce a Four Bedroom detached family home set within a SOUGHT AFTER AND POPULAR residential location. This outstanding property offers impressive Family living as well as a Conservatory, Gas Central Heating, Decent sized garden to the rear and large driveway to the front offering off road parking for three to four vehicles.

In brief the property consists of; Entrance Hallway, Downstairs w.c, Utility Room, Lounge, Kitchen/ Breakfast room, Conservatory to the ground floor and Four bedrooms, and Family Bathroom to the first floor.

Located in the Borras area of Wrexham within walking distance to the popular Barkers Lane school having numerous local amenities close to hand and having excellent access to the A483 for commuting.

- FOUR BEDROOM
- CONSERVATORY
- UPVC DOUBLE GLAZING
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- DETACHED HOUSE
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- VIEWING RECOMMENDED



## ACCOMMODATION TO GROUND FLOOR

Composite double glazed door with two frosted inset glazed windows, giving access to the entrance hallway.

## ENTRANCE HALLWAY

Comprising of laminate flooring, Antique style radiator, door off to utility room.

## UTILITY ROOM

Accessed to this room is via a sliding door from the hallway, UPVC double glazed window to the side, shaker style cream wall and base cupboards with complementary work top surfaces, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, spotlights to the ceiling, extractor fan.

## DOWNSTAIRS CLOAKROOM

Comprising of a wall mounted wash hand basin, low level w.c., radiator, laminate flooring, UPVC Double glazed and frosted window to the side.

## KITCHEN/ BREAKFAST ROOM

5.824m x 4.070m (19'1" x 13'4")

An L-shaped room which comprises of a good range of wall and base cream coloured kitchen units in a "shaker style" with complementary worktop surfaces incorporating an inset bowl and a half sink with mixer tap. Integrated oven, inset five ring gas hob, electric oven/grill with extractor above, integrated dishwasher, UPVC double glazed window to the rear, UPVC Double glazed door to the rear, ample room for dining table and UPVC double glazed sliding patio doors giving access to the Conservatory.

## CONSERVATORY

3.050m x 2.752m (10'0" x 9'0")

Accessed via the UPVC Double glazed sliding doors in the Kitchen/ Breakfast room the conservatory has UPVC Double glazed panels and a side facing sliding door leading to the rear garden, polycarbonate roof and wood laminate flooring.

## LOUNGE

6.339m x 3.309m (20'9" x 10'10")

UPVC Double glazed window to the front with radiator beneath, laminate flooring, wall mounted electric fire, coved ceiling, spotlights to the ceiling, staircase rising off to the first floor which has been newly carpeted.

## FIRST FLOOR LANDING

Gallery style landing with access to the loft space, storage cupboard, accommodating the Worcester combination gas fired central heating boiler.

## BEDROOM ONE

3.506m x 3.330m (11'6" x 10'11")

UPVC Double glazed window to the front with single panel radiator.

## BEDROOM TWO

2.904m x 2.330m (9'6" x 7'7")

UPVC Double glazed window to rear with single panel radiator, laminate flooring

## BEDROOM THREE

2.863m x 2.319m (9'4" x 7'7")

UPVC Double glazed window to the rear with single panel radiator beneath, laminate flooring.

## BEDROOM FOUR

2.641m x 2.430m (8'7" x 7'11")

UPVC Double glazed window to the front with radiator beneath, laminate flooring

## FAMILY BATHROOM

## OUTSIDE TO THE FRONT

The frontage has been gravelled and flagged to provide off road parking for two to three cars and with a raised shrubbery border and access to the right hand side leading to the rear garden.

## OUTSIDE TO THE REAR

A gated side path gives access to the south facing rear garden, Immediately to the rear of the house





there is a Pergola above a flagged Patio/ Sitting area which leads to the lawned garden with well stocked raised borders. There is also outside tap and lighting system.

## IMPORTANT INFORMATION

### MONEY LAUNDERING REGULATIONS 2003

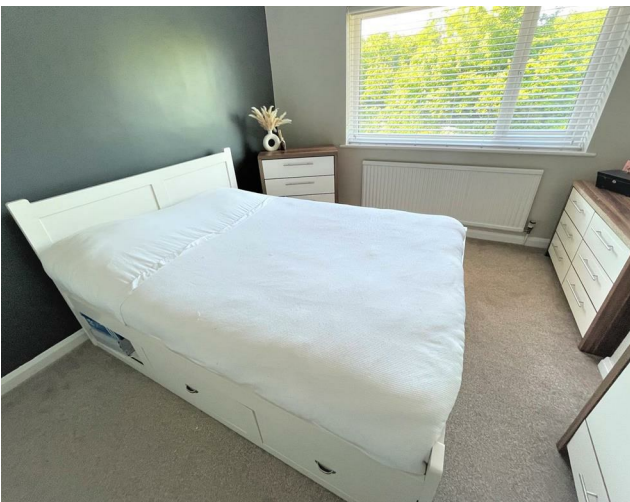
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

## MORTGAGES









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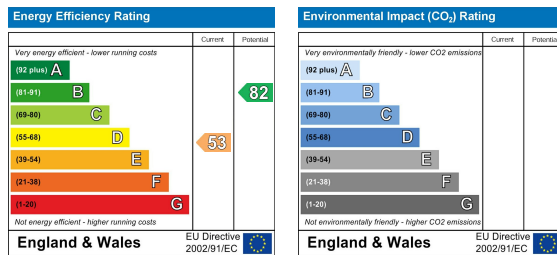
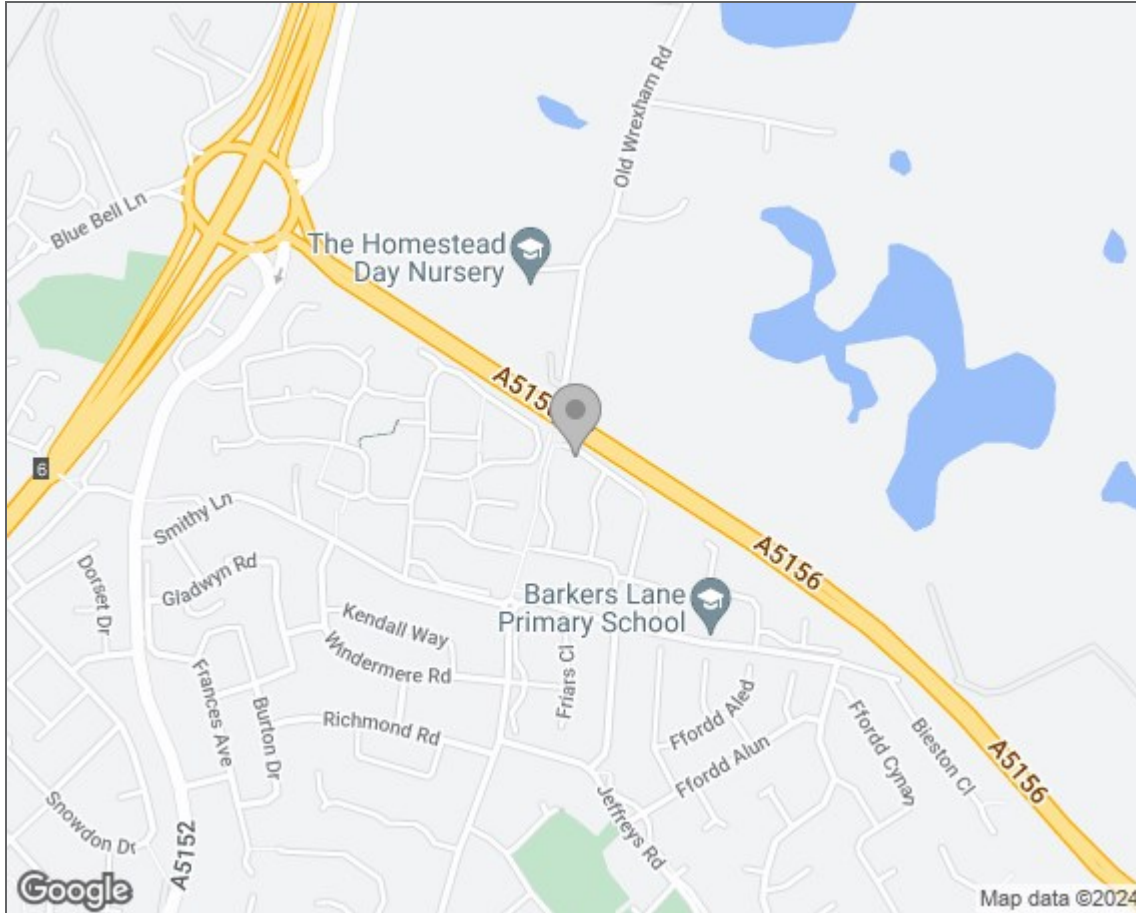
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wrexham@monopolybuysellrent.co.uk

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