



## Gleneagles, Wrexham LL13 9GR

### £270,000

An excellent opportunity to purchase a spacious and well presented three bedroom detached house situated on the popular modern residential development known as The Fairways, Wrexham. Enjoying a cul de sac location and a pleasant outlook over adjacent fields the property is also conveniently located for easy access into Wrexham city centre and the A483 for travel to Chester, Oswestry and beyond. The internal accommodation comprises an entrance hall, w.c, lounge with wood burner and patio doors opening onto the rear garden, generous kitchen/diner, three bedrooms including a main bedroom with en suite, plus a family bathroom. Externally there is off road parking, single garage and gardens to the front and rear. VIEWING HIGHLY RECOMMENDED!

- A WELL PRESENTED DETACHED HOUSE
- KITCHEN/DINER
- DOWNSTAIRS WC
- POPULAR & CONVENIENT CUL DE SAC LOCATION
- OFF ROAD PARKING
- THREE BEDROOMS
- LOUNGE WITH WOOD BURNER
- FAMILY BATHROOM & EN SUITE SHOWER ROOM
- GARAGE
- GAS CENTRAL HEATING



## Entrance Hall

Timber effect laminate flooring, stairs to first floor, doors to lounge, w.c and kitchen diner.

## Lounge

5.18 x 3.05 (16'11" x 10'0")

A light and spacious living room with the added bonus of a wood burning stove. Laminate flooring, patio doors to garden, window to front.

## W.C

2.13 x 0.91 (6'11" x 2'11")

W.c, hand wash basin, laminate flooring, window to front.

## Kitchen/Diner

4.57 x 3.96 (14'11" x 12'11")

Perfect for everyday living and entertaining, the kitchen area offers a good range of fitted wall and base units, complementary worktops, stainless steel sink/drain, mixer tap, spaces for cooker, fridge/freezer, washing machine extractor tiled splashback, tiled flooring, unit housing gas boiler, windows to side, tiled flooring in kitchen area, laminate flooring to dining area.

## First Floor Landing

Carpet, window to rear, doors to three bedrooms and bathroom.

## Bedroom One

3.66 x 3.05 (12'0" x 10'0")

Main bedroom with mirrored wardrobes, window to front enjoying countryside views, door to en suite.

## En Suite

Shower enclosure with thermostatic shower over, w.c, hand wash basin, extractor fan, window to front.

## Bedroom Two

3.35 x 3.05 (10'11" x 10'0")

A further double bedrooms with windows to front and side, fitted bedroom furniture.

## Bedroom Three

2.44 x 2.13 (8'0" x 6'11")

Carpet, window to side.

## Family Bathroom

1.83 x 1.52 (6'0" x 4'11")

Panel bath with mixer tap and shower extension, shower screen, w.c, hand wash basin, part tiled walls, extractor fan, window to side.

## Garage

A detached, single brick-built garage featuring a pitched roof and an up-and-over garage door, power and lighting.

## Outside

Front - Path to front door, lawn to sides.

Rear - Enclosed garden, paved patio, lawn, gate to driveway.

Parking - Tarmac drive with canopy over.

## IMPORTANT INFORMATION

Key facts interactive report link available in video tour and brochure sections.

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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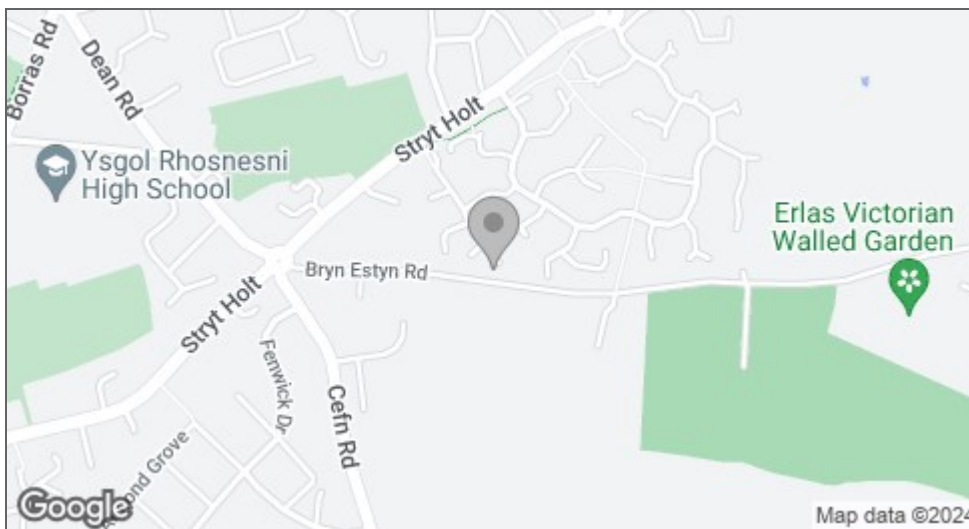
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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