



## Ffordd Estyn, Wrexham LL11 2SU Offers In Excess Of £210,000

"VIEWING IS HIGHLY RECOMMENDED"

This BEAUTIFULLY presented Cottage which stands in a good sized gardens and is Ideally situated on this popular tree-lined road which is ideally situated within the SOUGHT AFTER Garden Village only a short walk away from highly regarded primary schooling and transport links. The property is attractively approached by a good sized driveway with off road parking for 2-3 vehicles. The property is both light and spacious with accommodation which comprises in brief; Entrance Hall, spacious Living Room with doors which open into the Garden/ Dining Room, attractive Modern fitted Kitchen, Rear Hallway with door to cloakroom. To the first floor are two double Bedrooms and a Family Bathroom with a 3 piece white suite and shower cubicle. The property is warmed by gas fired central heating via a combi boiler with UPVC Double glazed windows. The rear Garden is quite a feature being both private and good sized.

- TWO BEDROOM
- SOUGHT AFTER LOCATION
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING
- TERRACED COTTAGE
- GAS CENTRAL HEATING
- LARGE REAR GARDEN
- DOWNSTAIRS CLOAKROOM



## ON THE GROUND FLOOR

Composite Front door with Double glazed frosted inset to Entrance Hallway

## ENTRANCE HALLWAY

Tiled Floor, staircase rising off to the first floor, doors off to Lounge and Kitchen

## LOUNGE

4.866m x 3.150m (15'11" x 10'4")

UPVC Double glazed window to the front with radiator beneath, coved ceiling, double panel radiator, doors leading to Garden Room/ Dining Room

## GARDEN ROOM/DINING ROOM

4.556m x 2.730m (14'11" x 8'11")

UPVC Double glazed window overlooking the rear garden, radiator.

## KITCHEN

4.862m x 2.709m (15'11" x 8'10")

This Spacious Modern kitchen comprises a good range of wall and base cupboards with complementary worktop surfaces, incorporating a Belfast Sink with mixer tap, plumbing for washing machine, Four ring gas hob/ electric oven/ grill, Integral dishwasher, Worcester Gas central heating combination boiler, understairs cupboard, tiled floor, window to the side, spotlights to ceiling.

## REAR HALLWAY

With UPVC Double glazed and frosted door to the side, tiled floor, door to Downstairs cloakroom.

## DOWNSTAIRS CLOAKROOM

Pedestal wash hand basin, low level w.c., UPVC Double glazed and frosted window to the side, tiled floor.

## FIRST FLOOR LANDING AREA

UPVC Double glazed window to the rear, radiator.

## BEDROOM ONE

4.907m x 3.170m (16'1" x 10'4")

UPVC Double glazed windows to the front and rear, two radiators.

## BEDROOM TWO

4.499m x 3.130m (14'9" x 10'3")

Measured to widest points and with UPVC Double glazed window to the front, radiator, built in wardrobes.

## FAMILY BATHROOM

Panel enclosed bath with shower attachment, shower cubicle, wash hand basin set in vanity unit, low level w.c., contemporary radiator/ towel rail, UPVC Double glazed and frosted window to the rear, spotlights to ceiling.

## FRONT GARDEN

Pebbled driveway to the front offering off road parking for two to three vehicles, lawned garden and mature hedge to adjoining property.

## REAR GARDEN

Large decked sitting area with steps down to large garden laid to lawn with panel enclosed fencing to boundaries.

## 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



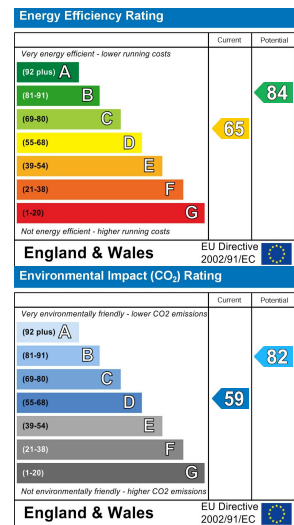
Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every 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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