



## Beverley Close Llwyn Onn Park, Wrexham LL13 0QG Offers In Excess Of £280,000

A spacious and well presented 4 bedroom detached property situated in a cul-de-sac location on a popular residential development close to Wrexham city centre. This excellent family home offers versatile living accommodation with a garage conversion and first floor extension to increase the size upstairs, as well as a good size kitchen, 4 double bedrooms, en-suite, triple glazing and ample off road parking. The property benefits from having excellent access to the city centre and Wrexham industrial estate and a wealth of amenities close to hand. In brief the property comprises of; Front porch, lounge, dining room, kitchen and playroom/study to the ground floor and 4 bedrooms, en-suite and bathroom to the first floor.

- A spacious and well presented family home
- 4 Double bedrooms
- Converted garage to make an extra reception room
- Cul-de-sac location
- Versatile living accommodation
- En-suite
- Ample off road parking
- VIEWING HIGHLY RECOMMENDED



## Front Porch

1.83m x 1.34m (6'0" x 4'4")

A useful space with a modern built in wardrobe to store coats and shoes, wood effect flooring, double glazed window.

## Lounge

4.67m x 4.87m (15'3" x 15'11")

Well presented with a double glazed window to the front, wood effect flooring, stairs off to the first floor, opening into the dining room, door into the kitchen.

## Dining Room

2.95m x 2.30m (9'8" x 7'6")

With continuation of wood effect flooring, double glazed sliding doors off to the rear garden.

## Kitchen

4.46m x 3.23m (14'7" x 10'7")

A spacious, well appointed kitchen offering a comprehensive range of matching wall, drawer and base units, working surface with inset sink and drainer, built in electric oven and microwave, 4 ring induction hob with glass splash back, stainless steel extractor fan over, integrated dishwasher, washing machine, space for a fridge/freezer, door to a storage cupboard, wood effect flooring, double glazed window, door off to the garden.

## Playroom/Study/Gym

4.95m x 2.17m (16'2" x 7'1")

A converted garage forming a superb extra living space, being versatile in it's use with a double glazed window to the front, wood effect flooring, built in shelving.

## First Floor Landing

With wood effect flooring, door to a storage cupboard, access to the loft space which has a pull down ladder and ideal for extra storage.

## Bedroom 1

4.33m x 3.45m (14'2" x 11'3")

Extended to produce a spacious and well presented bedroom with 2 double glazed windows to the front, wood effect flooring.

## Bedroom 2

3.63m x 3.05m (11'10" x 10'0")

A double bedroom with a double glazed window to the front, wood effect flooring.

## En-suite

Fitted with a low level w.c, fully tiled shower cubicle, pedestal wash hand basin, part tiled walls.

## Bedroom 3

3.16m x 3.05m (10'4" x 10'0")

A well presented bedroom with a double glazed window to the rear, wood effect flooring.

## Bedroom 4

4.87 x 2.22m (15'11" x 7'3")

Another double bedroom with 2 double glazed windows, wood effect flooring.

## Bathroom

2.05m x 1.68m (6'8" x 5'6")

Fitted with a white suite comprising of a low level w.c, wash hand basin with built in vanity unit, bath with wall mounted shower head, fully tiled walls, double glazed window.

## Rear Garden

A well maintained garden with an Indian stone patio leading on to a lawned garden and slated area to the side.

## Front

To the front is a part tarmac, part paved driveway providing ample off road parking.

## 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







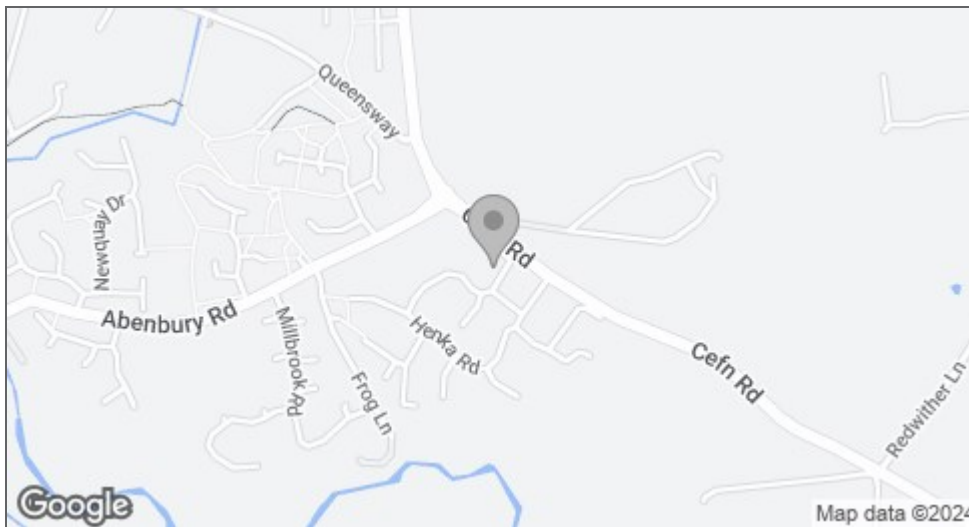












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <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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