



## Maes Glyndwr, Wrexham LL11 2DQ Offers In Excess Of £305,000

This recently built 3-bedroom detached home located in a quiet cul-de-sac near Wrexham city centre, offering the perfect balance of modern living and convenience. Situated close to Wrexham University, the iconic Wrexham Football Ground and benefiting from excellent local amenities and transport links, this property is ideal for families and professionals alike.

The property features a spacious and contemporary kitchen, fully equipped with upgraded appliances, perfect for those who love to cook and entertain. The master bedroom boasts its own en-suite for added comfort. A large rear garden offers ample outdoor space, ideal for families or hosting gatherings. The driveway provides off-street parking for two cars.

With its sought-after location, modern features, and generous living space, 86 Maes Glyndwr is an excellent opportunity for anyone looking for a stylish family home in Wrexham.

- Sought After Development
- Ensuite to Main Bedroom
- Driveway
- EPC Rating B
- Great Transport Links Nearby
- Immaculately Presented
- Large Plot and Garden
- 3 Bedrooms
- Close to Local Amenities
- Viewing Highly Recommended



## Hallway

Oak effect vinyl flooring with stair way leading upstairs. Access to the living room and downstairs W/C.

## Living Room

Large reception room to the front of the property. Bay window with alcove. Neutral carpets with white walls and skirting boards. Glass double doors leading on the kitchen/dining area.

## Kitchen

## Downstairs W/C

Oak Effect vinyl flooring. White walls. White W/C and basin.

## Bedroom 1

Neutral beige carpets with white walls and skirting boards. Window to the front elevation. Good sized double bedroom. Access to the ensuite shower room. Immaculately presented.

## Bedroom 2

Neutral beige carpets with white walls and skirting boards. Good sized double bedroom. Window to the rear elevation, over looking the rear garden.

## Bedroom 3

Neutral beige carpets with white walls and skirting boards, good sized single bedroom. Window to the front elevation.

## Bathroom

Oak effect vinyl flooring. Mable effect tile around the bath, W/C and basin. Chrome towel radiator. Frosted window to the rear. White walls and skirting board.

## Ensuite

Oak effect vinyl flooring, with white walls and skirting board. Shower cubicle with marble effect tile. Chrome adjustable shower head. Chrome towel radiator. White W/C and basin.

## Garden

Very large garden to the rear of the property. Large grassed area with patio by french doors leading the kitchen. Access to the front of the property via gate and path. Fencing all the way around with garden with university sports complex behind.

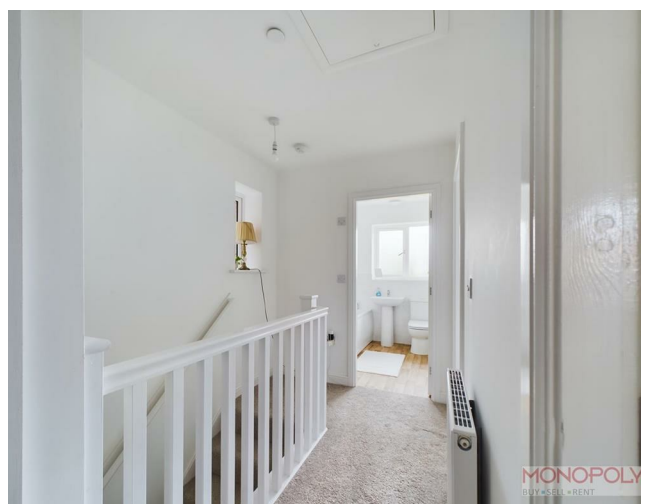
## Important Information

\*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.

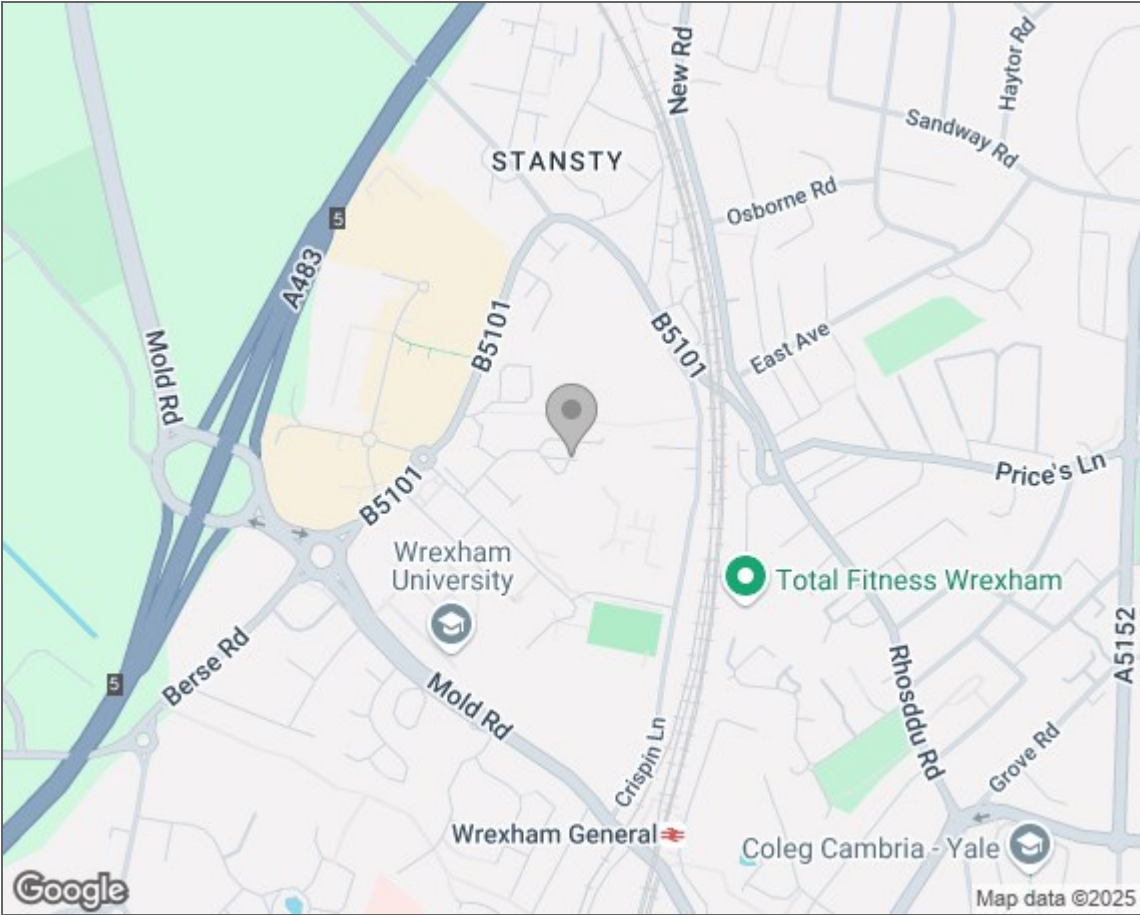
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(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		
England & Wales	EU Directive 2002/91/EC	

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