



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

Situated in a quiet cul-de-sac close to Wrexham City Centre, 86 Maes Glyndwr is a beautifully presented three-bedroom detached home offering the perfect balance of modern style and everyday convenience.

Built recently and finished to a high standard, this contemporary family home features a spacious lounge, a sleek kitchen/dining area fitted with upgraded integrated appliances, and three well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while a modern family bathroom completes the accommodation. Externally, the property enjoys a generous rear garden - ideal for families, relaxation, and entertaining - along with a driveway providing off-road parking for two vehicles. Perfectly positioned for both families and professionals, Maes Glyndwr is within easy reach of Wrexham University, the historic Racecourse Stadium, shops, cafés, and restaurants, with excellent transport links via the A483 providing direct access to Chester, Oswestry, and beyond. A stylish and well-maintained home in a sought-after modern development - viewing is highly recommended.

- SOUGHT AFTER DEVELOPMENT - THREE BEDROOM DETACHED
- HALLWAY AND DOWNSTAIRS WC
- KITCHEN/DINING
- EPC RATING B
- DRIVEWAY AND GARDEN
- IMMACULATELY PRESENTED
- PRINCIPAL WITH EN-SUITE
- SPACIOUS LOUNGE
- 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.

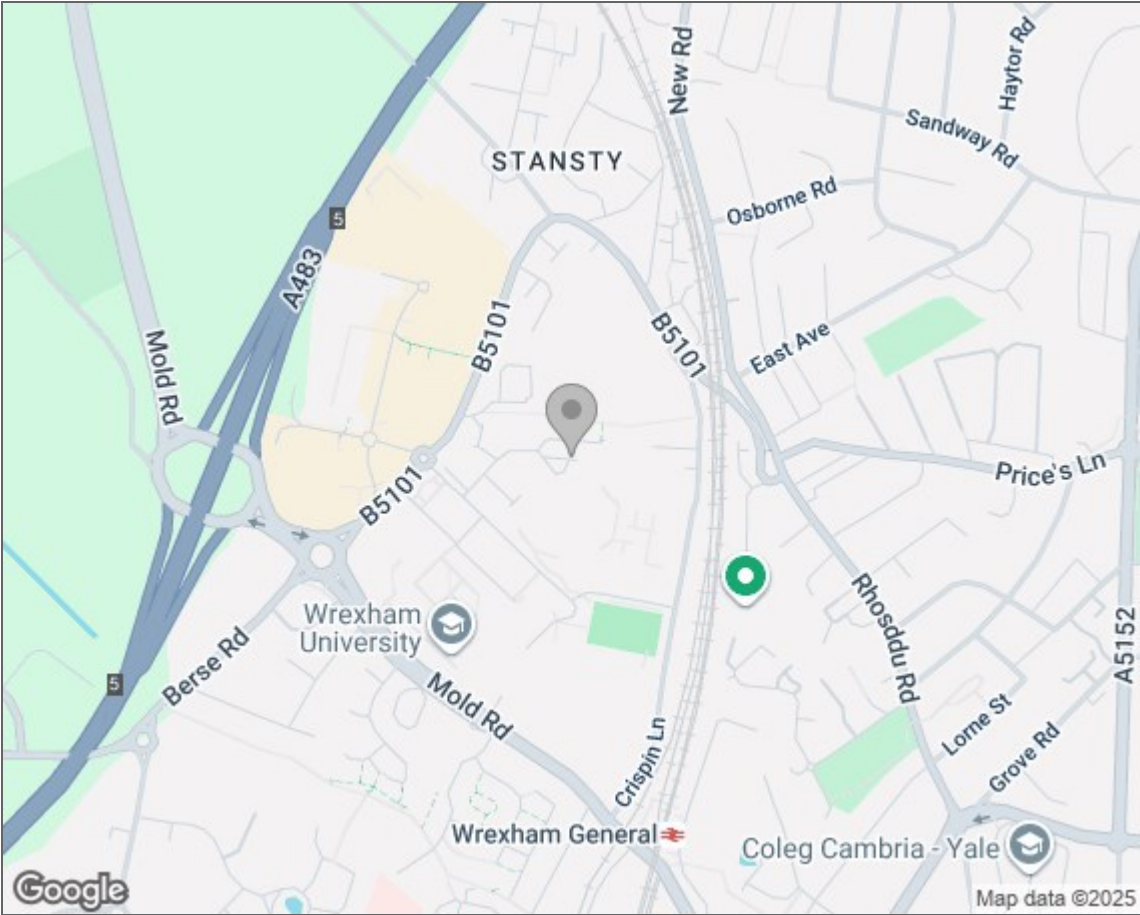
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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