



31

Wrexham || LL13 9GY

£385,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



31

Wrexham | | LL13 9GY

Located in the highly sought-after St. Andrews Crescent on the Fairways in Wrexham, this stunning Four-bedroom detached house offers a perfect blend of modern living and comfort. As you step inside, you are greeted by a spacious and inviting atmosphere, enhanced by A well-appointed Lounge that provides ample space for relaxation.

The heart of the home is undoubtedly the open-plan kitchen and dining room, which boasts Bi-fold doors that seamlessly connect the indoor space with the outdoor garden. This feature not only floods the area with natural light but also creates an ideal setting for family gatherings and summer barbecues.

The property comprises four generously sized bedrooms, the main bedroom having an en suite shower room, which provides plenty of room for family and guests. With a well-designed bathroom, morning routines will be a breeze, ensuring convenience for all.

For those with vehicles, the property offers parking for two vehicles, adding to the practicality of this delightful home. In summary, this detached house on St. Andrews Crescent is a rare find, combining modern amenities with a desirable location. It is perfect for families seeking a spacious and stylish home in Wrexham. Don't miss the opportunity to make this exceptional property your own.

- STUNNING FOUR BEDROOM
- DETACHED HOUSE
- OPEN PLAN KITCHEN/ DINING ROOM
- BI FOLD DOORS TO REAR GARDEN
- EN SUITE SHOWER ROOM
- SOUGHT AFTER LOCATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING
- UTILITY ROOM



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a Composite double glazed and frosted front door which gives access to the entrance hallway.

ENTRANCE HALLWAY

With tiled floor, feature half height wood panelled walls, double panel radiator, heating thermostat control, staircase rising off to the first floor accommodation, understairs storage cupboard, coved ceiling and door opening to Lounge, Kitchen, Dining room and door to Cloakroom

DOWNSTAIRS CLOAKROOM

Comprising of a Two piece suite with pedestal wash hand basin, dual flush low level WC, UPVC Double glazed and frosted window to the front, half height tiled walls, radiator.

LOUNGE

13'10" x 11'7" (4.24m x 3.55m)

With UPVC double glazed bay window to front with radiator beneath, coved ceiling, telephone point, TV aerial point, Feature Adam style fire surround with marble backdrop and hearth.

OPEN PLAN KITCHEN/DINING ROOM

29'11" x 9'5" (9.12m x 2.88m)

Beautifully presented and Stunning Open plan/kitchen/dining room comprising a good range of wall and base cupboards with complementary worktop surfaces incorporating Five ring gas hob with stainless steel extractor hood above, with built in double electric oven/grill, one and half bowl ceramic sink unit with a spray mixer tap, Integral dishwasher, space for Fridge, UPVC double glazed window to rear garden, splash back tiling, modern vertical radiator, doorway to Utility,

DINING AREA

Fabulous room Ideal for entertaining guests with stunning Bi Fold doors opening to the rear garden, tiled floor, two radiators spotlights to the ceiling, feature half height wood panelled walls.

UTILITY ROOM

Comprising of worktop area, with space and plumbing for washing machine, radiator, UPVC Double glazed and frosted door to the side elevation, wall mounted Gas central heating boiler.

FIRST FLOOR LANDING

With UPVC Double glazed window to the front, access to the loft space, single panel radiator, Half Height Feature wood panelled walls, Doors off to all rooms and coved ceiling.

MAIN BEDROOM

11'10" x 11'9" (3.61m x 3.60m)

Having a UPVC Double glazed window to the front elevation, with radiator beneath, built in wardrobes with ample shelving and hanging space, coved ceiling, Door leading into the en-suite shower room.

EN SUITE SHOWER ROOM

With Dual sized shower cubicle with rainforest shower head, dual flush low level W.C, wash hand basin set in a vanity unit, fully tiled walls, single panel radiator, UPVC double glazed frosted window to the side elevation, electric shaver point, extractor fan, ladder style radiator.

BEDROOM TWO

11'1" x 9'8" (3.39m x 2.96m)

With UPVC double glazed window to the rear elevation with radiator beneath, coved ceiling, carpeted flooring.

BEDROOM THREE

11'10" x 9'7" (3.63m x 2.93m)

With UPVC double glazed window to the rear elevation, with single panel radiator beneath, coved ceiling, carpeted flooring.

BEDROOM FOUR

11'10" x 6'10" (3.63m x 2.10m)

With UPVC double glazed window to the front elevation with panel radiator beneath, carpeted flooring, coved ceiling.

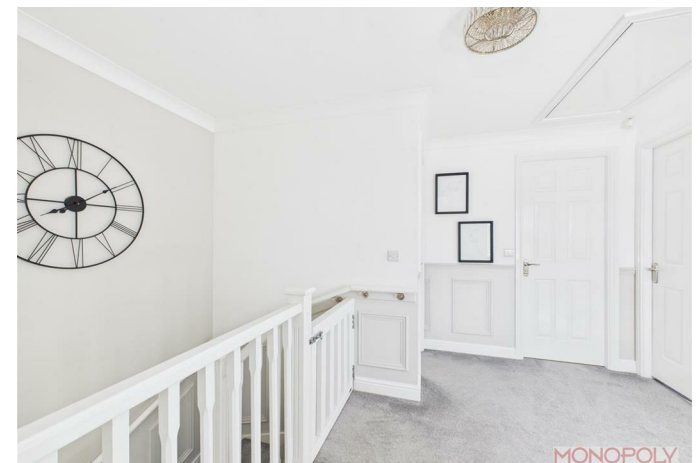
FAMILY BATHROOM

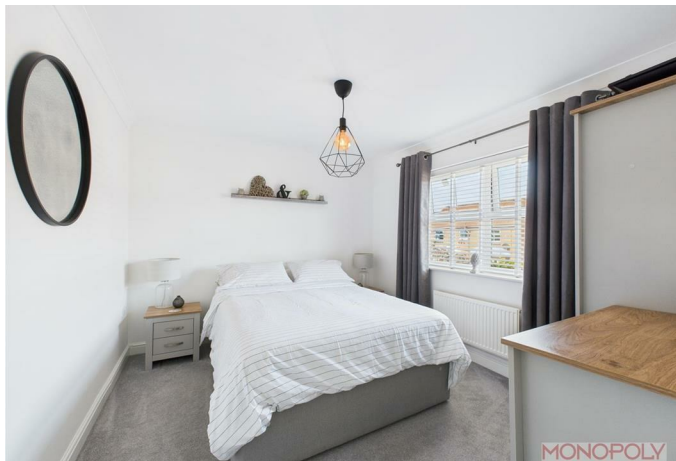
6'3" x 5'6" (1.93m x 1.69m)

Fitted with three piece bathroom suite comprising of a Panel enclosed bath with shower over and shower screen, pedestal wash hand basin, dual flush low level W.C, UPVC Double glazed and frosted window to rear, fully tiled walls, Chrome ladder style radiator, electric shaver point, extractor fan.

OUTSIDE TO THE FRONT

The property is approached by a driveway offering off road





parking for two to three vehicles and which leads to the garage (which is now for storage only due to extension work) lawned garden to the left hand side with a mature tree to the border.

OUTSIDE TO THE REAR

Accessed via a gate from the side the rear garden has been beautifully manicured and comprises of a stunning Paved patio in an arch effect leading to the lawned garden with planters housing plants and shrubs. The garden is enclosed by panel fencing,

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 details must therefore be taken as a guide only.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage.

ADDITIONAL INFORMATION

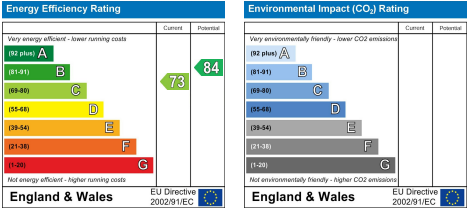
There is a service charge of £125.19 per annum paid to Warwick estates

Please see Key Facts for buyers in Web Link.





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