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Wrexham || LL11 6FD

Offers In Excess Of £350,000

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A beautifully presented four bedroom detached family home, located in the sought-after Ashfield Court within Gatewen Village. This immaculately maintained property offers flexible and spacious living, comprising an entrance hall, generous living room, and open plan kitchen/diner/family room with integrated appliances. Further ground floor accommodation includes a utility room and a separate WC, all designed with modern family living in mind. To the first floor are four well-proportioned bedrooms, including a principal suite with en-suite shower room, and a stylish four-piece family bathroom. Externally, the property benefits from a landscaped front garden area, private resin driveway, a landscaped rear garden with a porcelain patio, lawned garden, established trees and shrubberies. Gatewen Village is a highly desirable residential development in the semi-rural setting of New Broughton, Wrexham. Offering a peaceful village environment with strong community spirit, it is within easy reach of well-regarded local schools, amenities, and woodland walks. With excellent transport links to Wrexham city centre and the A483, this location is perfectly suited to both commuters and families.

- FOUR BEDROOM DETACHED FAMILY HOME
- SPACIOUS LIVING ROOM
- MODERN KITCHEN/DINING/FAMILY AREA
- SEPARATE UTILITY ROOM
- DOWNSTAIRS WC
- PRINCIPAL WITH EN-SUITE
- MODERN FAMILY BATHROOM
- DETACHED GARAGE AND RESIN DRIVEWAY
- ESTABLISHED GARDENS TO FRONT AND REAR
- SOUGHT AFTER RESIDENTIAL LOCATION OF GATEWEN VILLAGE



Entrance Hall

Sheltered external porch area and composite door leads into entrance hall. Under-stairs storage cupboard, gloss tiled floor, ceiling light point, panelled radiator, stairs rising to first floor, doors to living room, WC and kitchen/dining room.

Kitchen/Dining/Family Area

Spacious open plan area with the kitchen housing a range of modern wall, drawer and base units with complimentary work surface over. Integrated appliances to include fridge/freezer, eye-level double electric oven, electric hob, extractor above and dishwasher. 1.5 composite sink unit with mixer tap. Space for dining table and additional seating area. The room is finished with recessed LED lighting, gloss tiled flooring, ceiling light point, two panelled radiators, uPVC double glazed window to the rear elevation, uPVC double glazed French style doors to the rear garden area and door into utility room.

Utility Room

Space and plumbing for washing machine and tumble dryer with work surface over, wall mounted 'Baxi' boiler, panelled radiator, uPVC double glazed frosted composite door to the side, extractor and ceiling light point.

Living Room

UPVC double glazed box window to the front elevation with venetian blinds. Carpet flooring, panelled radiator, modern gas fireplace with marble surround, ceiling light point and door to inner hallway.

Downstairs WC

Two piece suite comprising low-level WC, floating wash hand basin, 1/2 tiled walls, tiled flooring, panelled radiator and uPVC double glazed frosted window to the front elevation.

Landing Area

Spacious landing area with uPVC double glazed window to the side elevation. Access to loft, carpet flooring, panelled radiator, two ceiling light point and storage cupboard.

Bedroom One

UPVC double glazed window to the front elevation. Housing a range of fitted wardrobes with mirrored sliding doors. Carpet flooring, ceiling light point and panelled radiator. Door leading into en-suite.

En-suite

Three piece suite comprising low-level WC, floating wash hand basin and double mains shower cubical. Tiled floor and part-tiled walls, recessed LED lighting, extractor, chrome heated towel rail and uPVC double glazed window to the side elevation.

Bedroom Two

UPVC double glazed window to the rear elevation. Housing a range of fitted wardrobes with mirrored sliding doors. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point and panelled radiator.

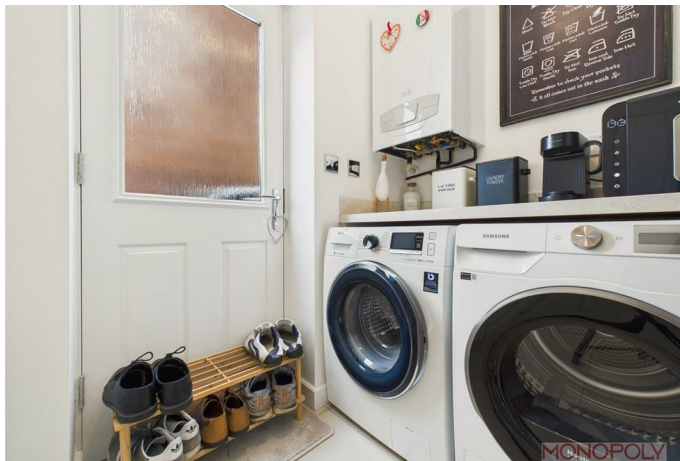
Bedroom Four

UPVC double glazed window to the front elevation. Carpet flooring, ceiling light point and panelled radiator.

Bathroom

Three piece suite comprising low-level WC, floating wash hand basin and panelled bath with mains shower over. Tiled floor and part-tiled walls, shave point, recessed LED lighting, fitted mirrored vanity





unit, extractor, chrome heated towel rail and uPVC double glazed window to the side elevation.

Garage

Detached garage with up and over door, power and lighting.

Outside

To the front of the property is a beautifully landscaped garden complemented by a recently installed resin driveway providing off-road parking for up to three vehicles. The front and rear gardens are immaculately maintained, featuring newly laid porcelain tiled pathways and patio areas, well-kept lawns, and a variety of established shrubs and trees offering colour and privacy. Behind the detached garage, there is an additional tiled patio area - ideal for outdoor dining or relaxation. The garden is fully enclosed with modern fence panels for added privacy and security, and benefits from external lighting and an outside tap for convenience.

Additional Information

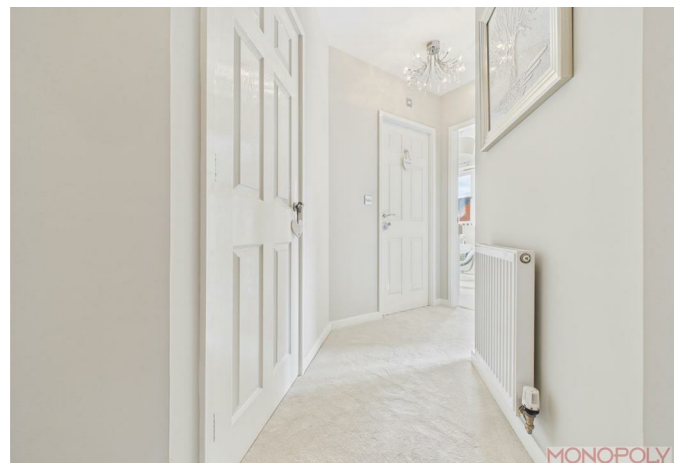
The owners have maintained and improved the property since residing there. They have recently had a resin driveway and new porcelain tiles fitted outdoors. The combination boiler is located in the utility room. The property is freehold.

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.









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Energy Efficiency Rating		Current	Future
Very energy efficient - lower running costs			
(92-100) A			
(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	Future
Very environmentally friendly - lower CO ₂ emissions			
(102-120) A			
(81-101) B			
(61-80) C			
(41-60) D			
(21-40) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	











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