



Epsom Way, Wrexham LL13 0LZ

£285,000

Situated in a peaceful cul-de-sac within the popular Abenbury area, just a short distance from Wrexham City Centre, this beautifully presented three-bedroom detached family home offers spacious and versatile accommodation throughout. In brief, the property comprises an entrance hall, downstairs WC, generous lounge/dining room, and a modern kitchen/breakfast room. The garage has been thoughtfully converted to provide an additional reception room, ideal as a home office, playroom or additional bedroom perfect for flexible family living. To the first floor, there are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, along with a contemporary family bathroom. Externally, the home enjoys a driveway providing off-road parking, a neatly maintained front garden, and a private rear garden featuring patio and lawned areas. Epsom Way is a quiet cul-de-sac located in Abenbury, within walking distance of Wrexham City Centre and the scenic Erddig National Trust Park, offering excellent countryside walks. The area provides a wealth of local amenities including shops, schools, and eateries, alongside convenient transport links to Chester, Oswestry, and beyond. A superb family home in a sought-after and convenient location - early viewing is highly recommended.

- THREE BEDROOM DETACHED FAMILY HOME
- ENTRANCE HALL AND DOWNSTAIRS WC
- KITCHEN/BREAKFAST ROOM
- GARDENS TO FRONT AND REAR
- CUL-DE-SAC LOCATION
- CONVERTED GARAGE PROVIDING ADDITIONAL RECEPTION/BEDROOM
- SPACIOUS LOUNGE/DINING ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- DRIVEWAY
- CLOSE TO WREXHAM CENTRE



Entrance Hall

Door leads into entrance hall with wooden laminate flooring, panelled radiator, ceiling light point, stairs to first floor, doors to downstairs WC and living area.

Downstairs WC

Two piece suite comprising low-level WC and wash hand basin. Wooden laminate flooring, part tiled walls., ceiling light point and window to front.

Open Plan Living/Dining Area

UPVC double glazed window to the front elevation. Electric fireplace with wooden surround, marble hearth and back. Space for dining table. Finished with wooden laminate flooring, two ceiling light points, two panelled radiators, uPVC double glazed French style doors to the rear garden and door into kitchen/breakfast room.

Kitchen/Breakfast Room

Housing a range of wall, drawer and base units with work surface over. Integrated appliances to include an electric oven, hob and extractor. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Door leading into under-stairs storage area with light. Finished with wooden laminate flooring, ceiling light point, panelled radiator, splash-back tiling, uPVC double glazed window to the rear elevation, uPVC double glazed door to the side elevation and door leading into garage conversion.

Office/Bedroom Four

Converted garage with uPVC double glazed window to the front elevation. Cupboard housing 'Worcester' combination boiler. Wooden laminate flooring, ceiling light point and panelled radiator. Access to loft space.

Landing Area

Carpet flooring, ceiling light point, airing cupboard with shelving, doors into three bedrooms and bathroom.

Bedroom One

Spacious bedroom with uPVC double glazed window to the front elevation. Carpet flooring, ceiling light point and panelled radiator. Door leading to en-suite.

En-suite

Three piece suite comprising low-level WC., wash hand basin set on a vanity storage unit and corner electric shower cubical. Finished with vinyl flooring, panelled radiator, ceiling light point and frosted uPVC double glazed window to the rear and extractor fan.

Bedroom Two

UPVC double glazed window to the front elevation. Built in storage cupboard with shelving. Access to loft, wooden laminate flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the rear elevation. Wooden laminate flooring, ceiling light point and panelled radiator. Alcove for storage.

Family Bathroom

UPVC double glazed frosted window to the rear elevation. Three piece suite comprising low-level WC, wash hand basin and panelled bath. Wooden laminate flooring, radiator, extractor, shave point and ceiling light point.

Outside

Externally, the property is well-presented with a tarmacadam driveway providing off-road parking for two vehicles, alongside a neatly maintained lawned garden with established shrubs and flowering borders that add kerb appeal. Gated access is available on both sides of the property leading to the rear garden. The rear garden enjoys a private aspect, not being overlooked from behind, and features a spacious paved patio area ideal for outdoor dining and relaxation. Beyond this lies a



well-kept lawn, raised sleeper beds currently used as a vegetable patch, and a timber storage shed. The garden is fully enclosed with fencing to the boundaries, offering both security and seclusion.

Additional Information

The present owners has maintained the property since being built in 2003. There is a combination boiler which was installed 3 years ago. The garage has been converted and can be used as an additional reception room or optional bedroom.

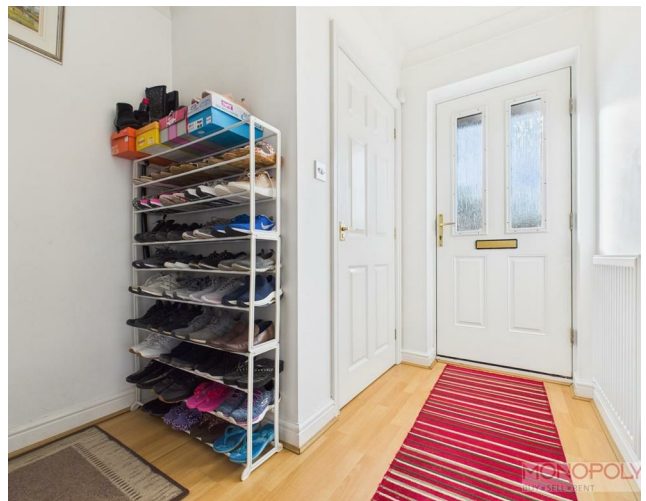
Important Information

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.

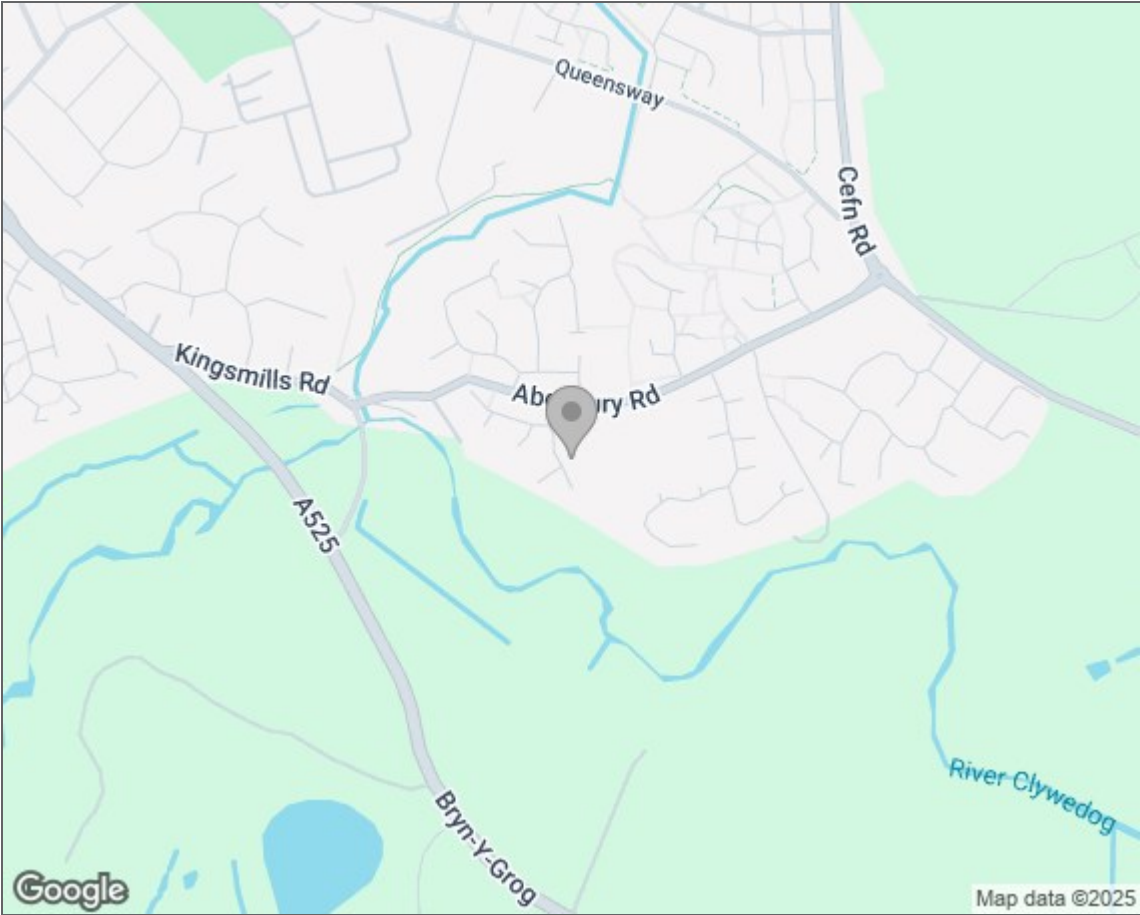
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of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











Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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