



6

Wrexham | | LL11 4HJ

£429,950

MONOPOLY[®]

BUY ■ SELL ■ RENT

MONOPOLY

BUY ■ SELL ■ RENT



6

Wrexham | | LL11 4HJ

This impressive five-bedroom detached family home is presented in immaculate condition throughout and is offered for sale with no onward chain. Occupying a quiet cul-de-sac position in the sought-after area of Gwersyllt, the property enjoys pleasant rear views and offers spacious, versatile accommodation arranged over three floors. The ground floor comprises an entrance porch, welcoming hallway, cloakroom/WC, generous living room and an exceptional open-plan kitchen, dining and sun room - perfect for modern family living and entertaining. To the first floor there are four well-proportioned bedrooms, one with an en-suite shower room, and a luxurious four-piece family bathroom featuring a built-in TV, freestanding bath and spa-style shower. The second floor hosts a landing with storage and an impressive principal bedroom enjoying views to both the front and rear, complemented by a private en-suite bathroom. The home includes a range of modern features such as push-to-open under-stairs storage, a smart locking system, remote-controlled blinds, electric garden awning and underfloor heating to selected rooms. There is also internal access to the garage from the hallway. Externally, the property benefits from a block-paved driveway providing parking for up to four vehicles, and a beautifully landscaped rear garden designed for low-maintenance enjoyment with far-reaching views. Situated within easy reach of local amenities, well-regarded schools and transport links, Gwersyllt offers convenient access to Wrexham city centre, the A483 and surrounding countryside, making this an ideal location for families and commuters alike.

- FIVE BEDROOM, THREE STORY DETACHED FAMILY HOME
- IMMACULATE CONDITION THROUGHOUT
- ENTRANCE HALL AND DOWNSTAIRS WC
- SPACIOUS LOUNGE
- OPEN PLAN KITCHEN/DINING AND SUN ROOM
- TWO BEDROOMS WITH EN-SUITE
- FOUR-PIECE FAMILY BATHROOM WITH TV AND SPA SHOWER
- DRIVEWAY FOR FOUR VEHICLES AND INTEGRAL GARAGE
- LANDSCAPED GARDEN TO THE REAR WITH COUNTRYSIDE VIEWS
- SECLUDED CUL-DE-SAC LOCATION - NO CHAIN



Entrance Porch

UPVC double glazed door leads into entrance porch with modern uPVC entrance door with Yale keyless smart lock into entrance hallway.

Entrance Hall

Spacious 'L' shaped entrance hall with bespoke under-stairs storage featuring push-to-open drawers, cupboards, rails and integrated lighting. High-gloss tiled flooring, three ceiling light points, panelled radiator, stairs to first floor, doors to downstairs WC, living room, kitchen/dining area and integral garage.

Downstairs WC

Two piece suite comprising low-level WC and wash hand basin, high-gloss tiled flooring, radiator, ceiling light point, extractor and uPVC double glazed frosted window to the side elevation.

Living Room

UPVC double glazed bay window to the front elevation with smart, remote controlled blinds plus additional window to the side. Continuation of high gloss flooring, ceiling light point, panelled radiator plus under-floor heating.

Open Plan Kitchen/Dining Area

A stylish open-plan kitchen and dining area seamlessly connects to the garden room, creating a bright and sociable space ideal for modern family living and entertaining. The kitchen is fitted with a contemporary range of wall, drawer, and base units complemented by Granite work surfaces and exposed brick wall tiles in the dining area. Integrated appliances include a 'Neff Slide & Hide' electric oven, five-ring induction hob with extractor above, and a built-in wine cooler, with additional space for an American-style fridge freezer, plumbing for a washing

machine and dishwasher, and a 1.5 stainless-steel inset sink with granite drainer. A 'Quooker' tap provides instant boiling water, chilled spring water, and filtered options for ultimate convenience. The space features a breakfast bar area and ample room for a dining table, with high-gloss flooring continuing throughout, complemented by underfloor heating, panelled radiator, and two ceiling light points. Natural light floods the room through a uPVC double glazed window and door to the rear garden, with an open archway leading into the sun room for an easy indoor-outdoor flow.

Sun Room

Triple aspect uPVC double glazed windows overlooking the garden area with uPVC double glazed French doors opening onto the garden. Continuation of high-gloss tiled flooring, panelled radiator and ceiling light point with fan.

First Floor Landing

UPVC double glazed frosted window to the side elevation, two ceiling light points, panelled radiator, vinyl flooring with a custom-fitted carpet inlay, doors to four bedrooms, family bathroom and stairs to second floor.

Bedroom Two

Spacious bedroom with two uPVC double glazed windows to the front elevation. Housing a range of fitted bedroom furniture including wardrobes with sliding doors, dressing area with drawers and shelving. Carpet flooring, ceiling light point, panelled radiator and door into en-suite.

En-suite

Three piece suite comprising low-level WC, wash hand basin set on a vanity storage unit and a double walk-in dual hose mains shower cubical. Finished





with composite tiled floor, splash-back tiling, radiator, extractor, ceiling light point, extractor and uPVC double glazed frosted window to the side.

Bedroom Three

UPVC double glazed window to the rear elevation with views. Currently used as a gym space with tiled sponge flooring, panelled radiator and ceiling light point.

Bedroom Four

UPVC double glazed window to the front elevation. Currently used as a dressing room with carpet flooring, panelled radiator and ceiling light point.

Bedroom Five

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

Family Bathroom

A beautifully appointed four-piece bathroom finished in contemporary grey tiling with recessed LED lighting. The suite comprises a double walk-in rainfall shower with chrome fittings, side body jets, handheld attachment and integrated LED-lit shelving, together with a freestanding double-ended bath and modern floor-mounted tap. A stylish vanity unit with illuminated mirror and feature hexagonal tiling provides a sleek focal point, while a wall-mounted TV offers an added touch of luxury. The room is completed by a low-level WC, heated towel rail, extractor fan, fully tiled walls and flooring, and a fitted vanity mirror with integrated shaver point.

Second Floor Landing

UPVC double glazed window to the side elevation. Built in storage cupboard with carpet flooring and lighting. Vinyl flooring, panelled radiator, ceiling light point and door into principal suite.

Principal Bedroom Suite

Spacious second floor bedroom with two uPVC double glazed windows to the front and rear elevation with views. Built in eave storage plus additional storage/dressing area. Carpet flooring, panelled radiator, two ceiling light point and door into en-suite.

En-suite

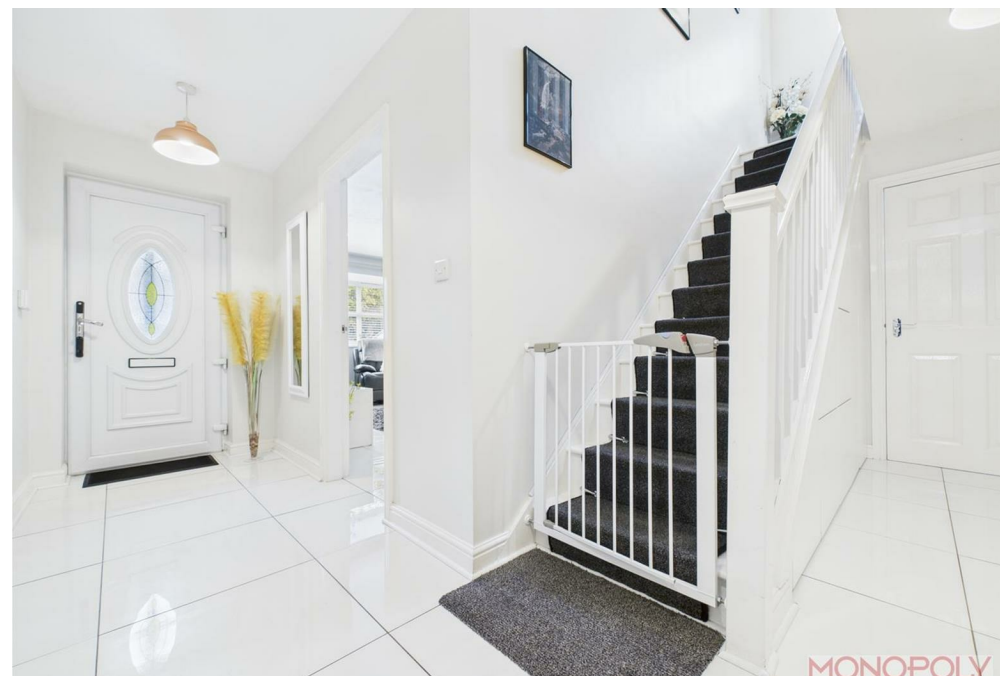
Three piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with electric shower over. Finished with vinyl flooring, extractor, ceiling light point, fitted vanity mirror, radiator and uPVC double glazed window to the rear elevation.

Integral Garage

Electric up and over door plus integral door into entrance hallway. Wall mounted combination boiler, lighting and power.

Outside

To the front of the property is a generous block-paved driveway providing parking for up to four vehicles, complete with outside lighting and gated access to the rear. The rear garden has been thoughtfully landscaped to offer a low-maintenance and versatile outdoor space, featuring a paved patio, additional block-paved seating area and an artificial lawn. A raised slate-chipped section is planted with established trees and shrubs, with a further area housing a timber shed. Composite fencing to the boundaries offers excellent privacy and security. The garden also benefits from a remote-controlled awning with integrated heating and lighting, exterior lighting around the property and an outside tap. The rear enjoys very pleasant and far-reaching views.



MONOPOLY

Additional Information

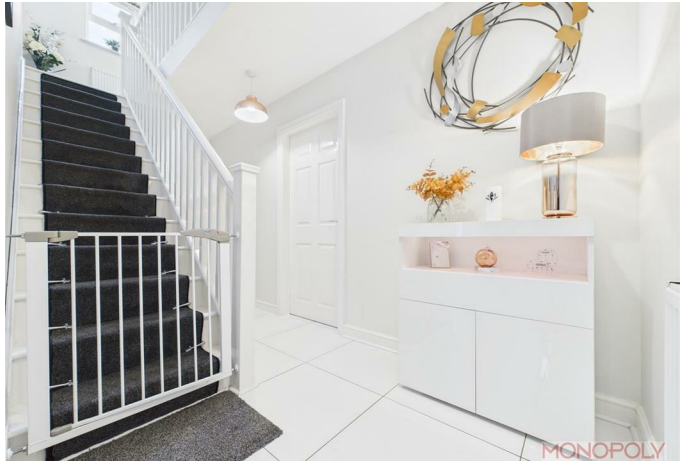
The present owners have maintained and improved the home since residing there since 2012. The boiler was fitted in 2012 and has been serviced regularly. This is located in the garage. The garden has been landscaped as well as the front of the property. The bank situated across from the property belongs to this property however the owner states other members of the cul-de-sac also assist with maintaining this area. There is under-floor heating in the kitchen, dining, sun room, living room and family bathroom. There is a hard-wired security system.

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.





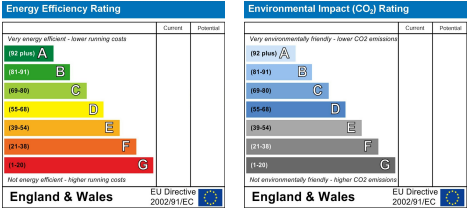


MONEY LAUNDERING REGULATIONS 2003

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.

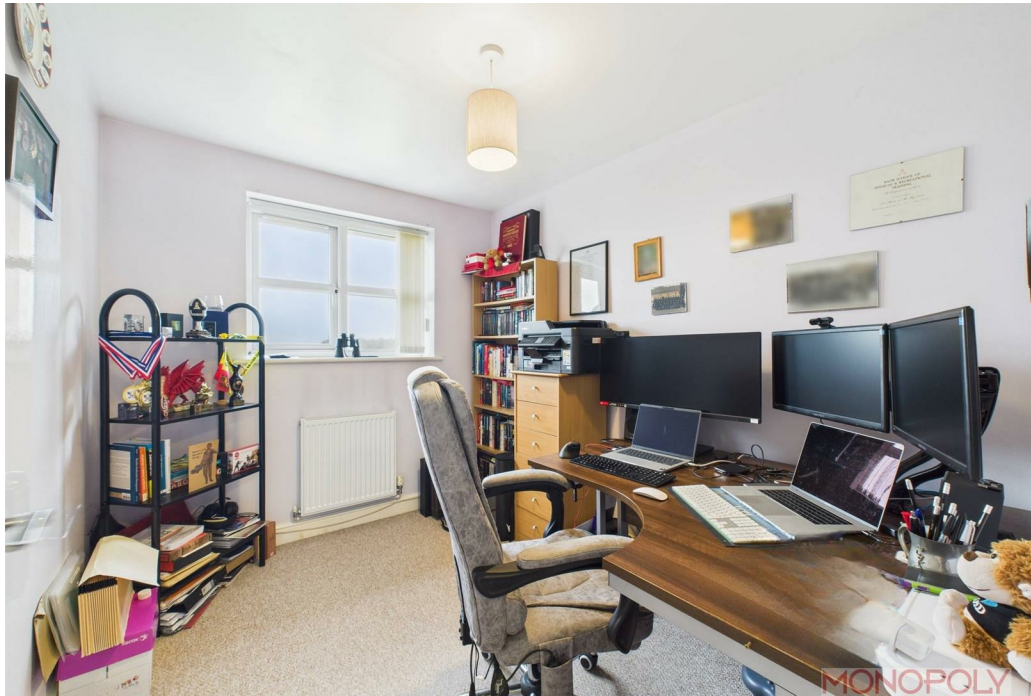
THE PROPERTY MISDESCRIPTIONS ACT 1991

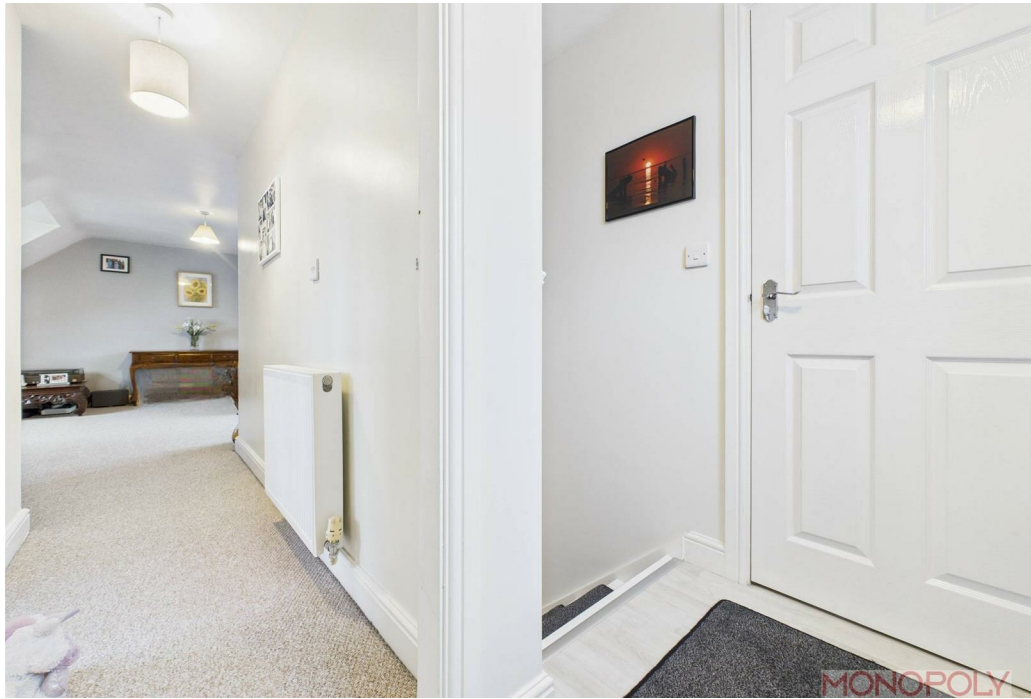
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

















Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT