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Wrexham || LL11 2SS

Offers In Excess Of £200,000

MONOPOLY[®]

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Located in the heart of the highly sought-after Garden Village is this exceptionally spacious three-double-bedroom semi-detached home - an ideal modernisation project offering outstanding potential for transformation. With generous room sizes, multiple ground-floor reception areas and a range of outbuildings, the property presents an excellent opportunity for buyers looking to put their own stamp on a substantial family home. In brief, the accommodation comprises an entrance porch, welcoming hallway, large living room, separate dining room flowing into the kitchen, a garden room, inner hallway, rear porch, and a downstairs WC - providing ample and versatile ground-floor living space. To the first floor, the landing leads to three well-proportioned double bedrooms, with the principal benefitting from a WC, plus a spacious family bathroom. Externally, the property includes a driveway to the front and gated access to the rear. The extensive rear area features multiple outbuildings, including three brick-built rooms with power and lighting, a timber-built structure currently used as an art studio, an additional shed, and a garden room. The garden is primarily paved for easy maintenance, with mature trees, shrubs, outside taps and lighting. Ffordd Estyn enjoys a prime position within Garden Village, a welcoming residential area. A range of amenities are within easy walking distance, including local shops, cafés, a pharmacy, and regular bus services. Acton Park and nearby green spaces offer attractive countryside-style walks, while the property is also conveniently placed for supermarkets, well-regarded schools, Wrexham city centre, and the A483 for commuting towards Chester, Oswestry and beyond. A rare opportunity to purchase a generously sized home with superb potential in one of Wrexham's most desirable locations.

- THREE DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME
- ENTRANCE PORCH AND HALL
- LIVING AND DINING ROOM
- GARDEN ROOM
- INNER HALL, REAR PORCH AND DOWNSTAIRS WC
- SPACIOUS KITCHEN
- BEDROOM WITH EN-SUITE
- THREE DETACHED OUTBUILDINGS
- DRIVEWAY TO THE FRONT AND GARDEN TO REAR
- SOUGHT AFTER VILLAGE LOCATION



Entrance Porch

Hardwood door leads to entrance porch with tiled flooring, window to side and wooden glazed doors into hall.

Entrance Hall

Tiled floor, stairs to first floor, doors into the living room and dining room.

Living Room

UPVC double glazed window to the front. Exposed wood flooring, television alcove with brick surround, cast iron log burner, opening into dining/additional seating area, panelled radiator, exposed beams, two ceiling light points and sliding doors into garden room.

Kitchen

Housing a range of wooden wall, drawer and base units with work surface over. Range cooker with tiled alcove and extractor. Space for appliances to include fridge-freezer, dishwasher and washing machine. 1.5 stainless steel sink unit. Wall mounted combination boiler, vinyl flooring, two ceiling light points and two windows to the side and front. wood panelled ceiling with access to loft space, Under-stairs storage cupboard and door into inner hall.

Dining Room

UPVC double glazed bay window to the front elevation. Exposed wood flooring, ceiling light point, wood panelled ceiling, radiator, opening into kitchen.

Garden Room

Garden room area with wood panelled ceiling, exposed wooden flooring, ceiling light point, timber framed windows to rear and sliding doors into living room area.

Inner Hall

The inner hall is accessed either via the kitchen or through the garden room. Wood panelled walls with exposed wooden flooring, ceiling light point, electric box and meter, space for further white goods and opening to rear porch.

Rear Porch

Wooden door to rear, wood flooring, radiator, ceiling light point and door into downstairs WC.

Downstairs WC

Two piece suite with wooden flooring, ceiling light point and window to rear.

Landing Area

Exposed wood flooring, ceiling light point access to loft, doors to bedrooms and bathroom.

Bedroom One

Double level bedroom with uPVC double glazed window to the rear with views. Ceiling light point, radiator, wood panelled ceiling, access to loft space and door into WC

En-suite

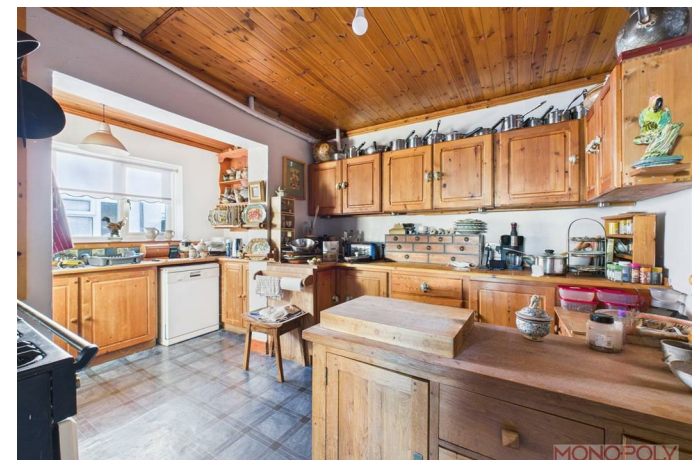
Two piece suite comprising WC and pedestal wash hand basin. Wood panelled walls and flooring, wooden window to side and ceiling light point.

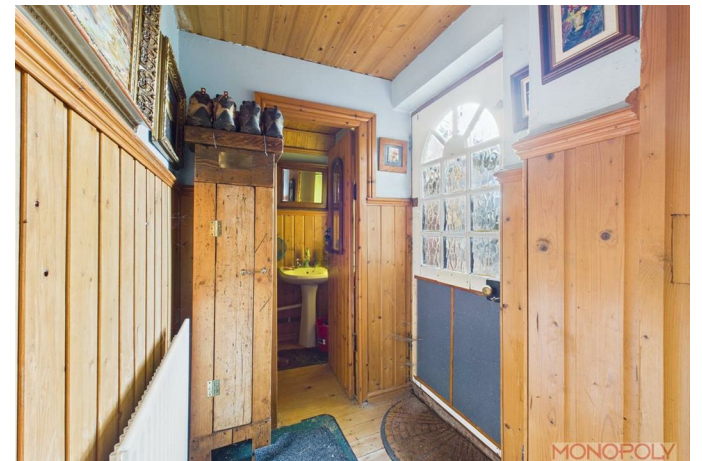
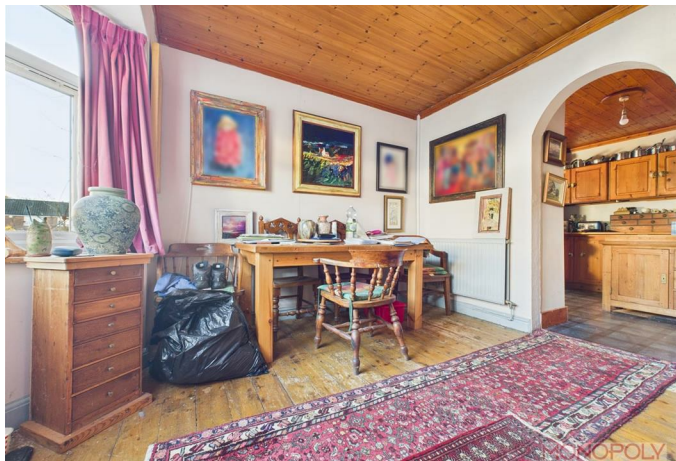
Bedroom Two

UPVC double glazed window to the front elevation with shutters. Fitted with a range of built in wardrobes with wooden doors. Built in alcove with shelving, exposed wooden flooring, ceiling light point and radiator.

Bedroom Three

Window to the side, carpet flooring, ceiling light point, wood panelled walls, radiator and two built in alcoves with desk space.





Family Bathroom

Spacious four-piece bathroom suite comprising WC, ornate wash hand basin set on unit, corner shower cubical and freestanding roll-top bath. Wooden window to the rear with shutters and views, radiator, ceiling light point, wood panelled walls and ceiling,

Outside

To the front there is a paved courtyard area and driveway with fencing and hedging to the boundary. Timber gate leads to the rear. The rear garden area is mainly laid with paving, established trees and shrubberies. There are a number of detached outbuildings to include brick built detached outbuildings, brick built garden room and timber built space currently used as an art studio. Additionally there is an additional timber shed, bike store area, two outside taps and lighting.

Workshop/Studio

Timber built workshop to the rear of the garden. with entrance porch and further door leading into the workshop currently used as an art studio with windows, power and lighting. Additionally there is a brick built garden room to the rear.

Detached Outbuilding One

Wooden door leads into the brick built outbuilding presently used as kiln room with power, lighting. and windows. There is an additional access door on the side with power, lighting and two windows to side.

Detached Outbuilding Two

Accessed via the side with power, lighting and window

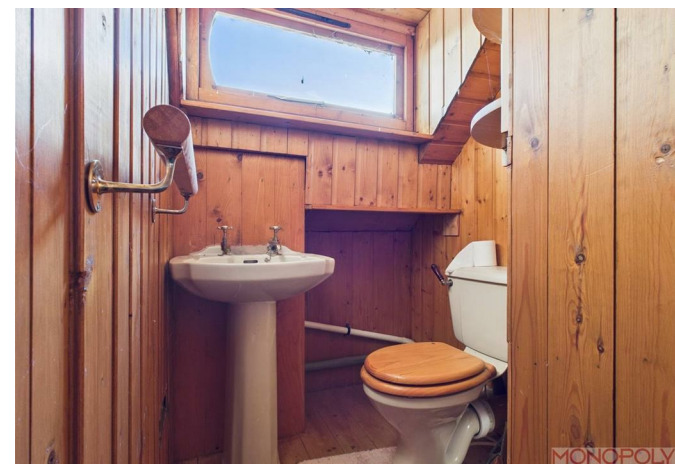
Important Information

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.







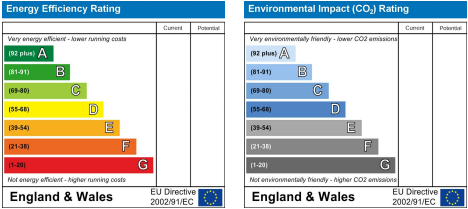


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