



2

Wrexham | LL13 0LA

£315,000

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2

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A stunning 3 bedroom, 2 bathroom detached family home situated within a popular residential location on the outskirts of Wrexham city centre. This wonderful property has been totally refurbished to a high standard by the current owners offering beautifully appointed accommodation throughout including modern kitchen and bathrooms, 3 reception rooms, en-suite, well maintained and good size rear garden and a large and impressive games room/bar, all of which can only truly be appreciated when viewing the property. Situated within the Abenbury suburb of Wrexham close to the city centre and Wrexham Industrial estate there are a wealth of amenities close to hand as well as good road routes out of Wrexham for commuting. In brief the property comprises of; entrance hall, downstairs cloakroom, kitchen/family room, dining room and lounge to the ground floor and 3 bedrooms, en-suite and family bathroom to the first floor.

- A stunning 3 bedroom, 2 bathroom detached family home
- Renovated by the current owners to an exemplary standard
- Modern, well appointed kitchen and bathrooms
- 3 Reception rooms
- En-suite
- Good size, well maintained garden
- Large purpose built Games room/Bar
- Ample off road parking
- Cul-de-sac location
- MUST BE VIEWED TO BE APPRECIATED



Entrance Hall

With 'moisture resistant' tile effect flooring, stairs off to the first floor.

Downstairs W.C

Fitted with a low level w.c with concealed cistern, wash hand basin with vanity unit under, wood effect flooring, double glazed window.

Kitchen/Family Room

A stunning, beautifully appointed modern fitted kitchen with a range of white gloss wall, drawer and base units, granite work surfaces with inset 1 1/4 stainless steel sink and drainer, integrated fridge/freezer and dishwasher, built in electric double oven and grill, 5 ring induction hob, 'moisture resistant' tile effect flooring, opening into the family room with feature media wall with contemporary electric fire, double glazed french doors off to the rear garden, double glazed window to the front, door to a utility cupboard which has plumbing for a washing machine and space for a dryer.

Dining Room

With a double glazed window to the front, 'moisture resistant' tile effect flooring, door into the lounge.

Lounge

Superbly presented with a feature media wall with inset contemporary electric fire, 'moisture resistant' tile effect flooring, double glazed french doors off to the rear garden.

First Floor Landing

With carpeted flooring.

Bedroom I

Spacious and well presented with a double glazed window to the front, modern fitted wardrobes, carpeted flooring.

En-suite

Well appointed and fitted with a low level w.c with concealed cistern, wash hand basin with vanity unit under, large walk in shower with 'Rainforest' style shower head over, fully tiled walls, tiled floor, double glazed window.

Bedroom 2

A double bedroom with a double glazed window to the front, carpeted flooring, built in storage cupboard

Bedroom 3

With a double glazed window to the rear, carpeted flooring

Family Bathroom

Superbly appointed with a modern white suite comprising of a low level w.c with concealed cistern, oval wash hand basin with vanity unit under, large shower cubicle with dual shower head over, deep freestanding bath with shower head attachment, double glazed window.

Rear Garden

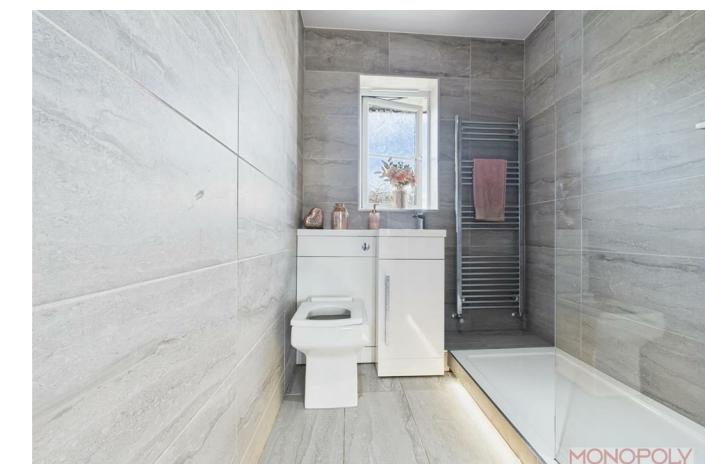
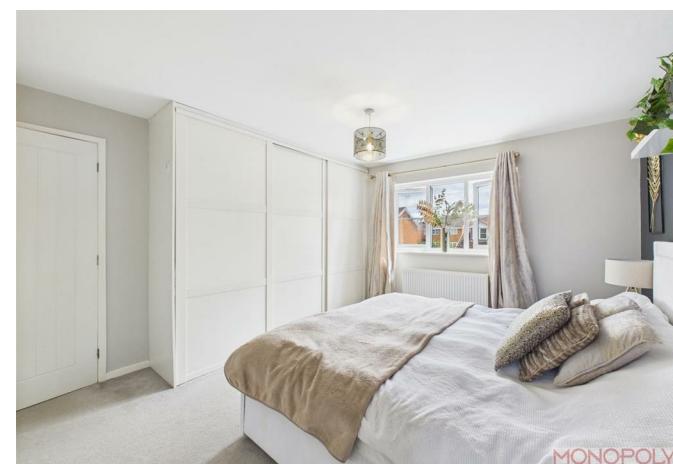
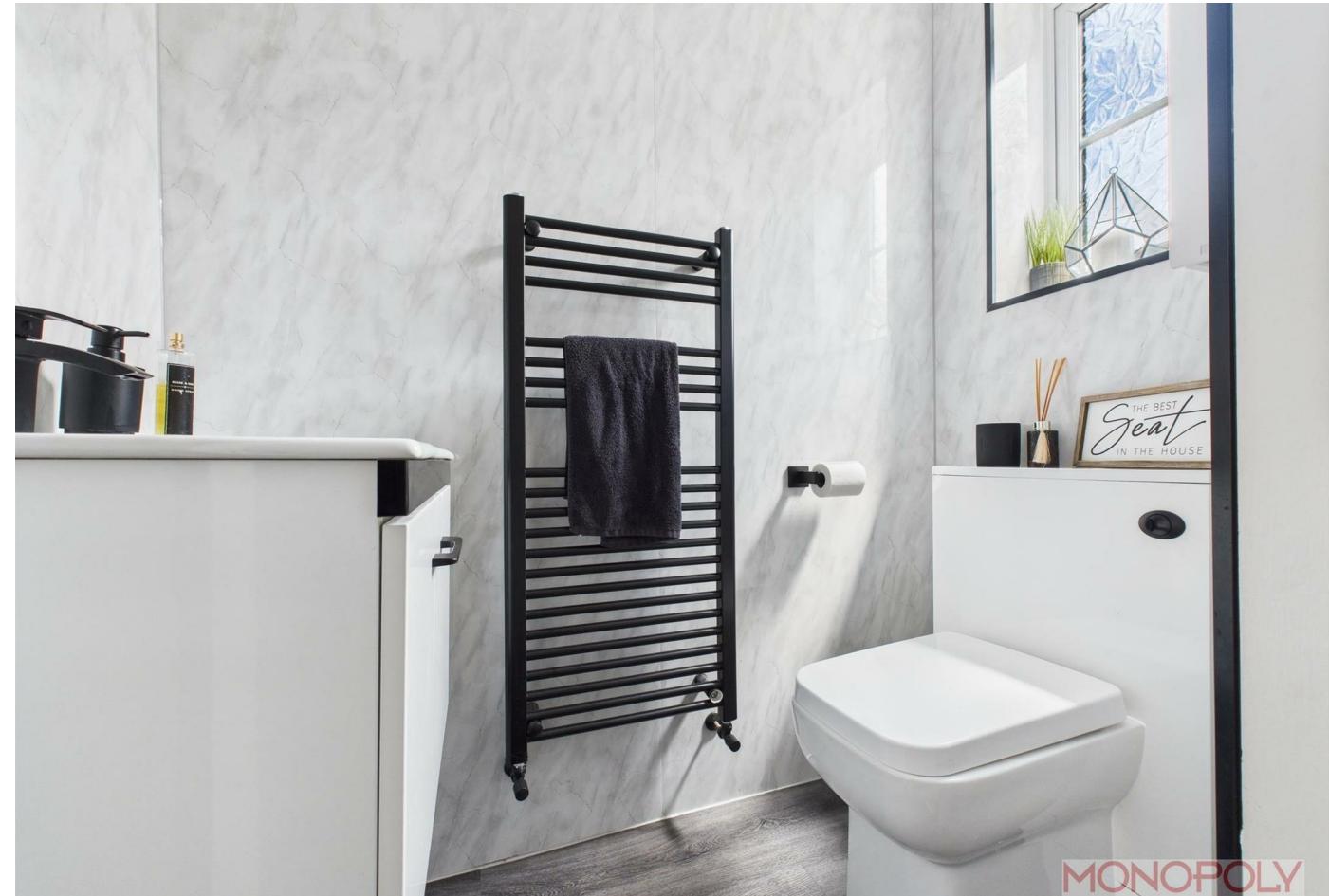
To the rear is a good size, immaculately maintained garden with a paved patio leading on to an artificial lawn. To one side is a purpose built dog run bounded by fencing. To the foot of the garden are two more paved patio's ideal for garden furniture and a hot tub. There is gated access to the front at the side of the property.

Games Room/Bar

Accessed off the garden is a fantastic purpose built Games Room/Bar with double glazed french doors opening to an impressively spacious games room with built in bar, heating, attractive part panelled walls, full mains electricity, door opening to the front and door to a w.c.

The W.C is fitted with a low level w.c with wash hand basin built in above, part panelled walls.





Front

To the front is a tarmac driveway providing ample off road parking.

Important Information

MONEY LAUNDERING REGULATIONS 2003

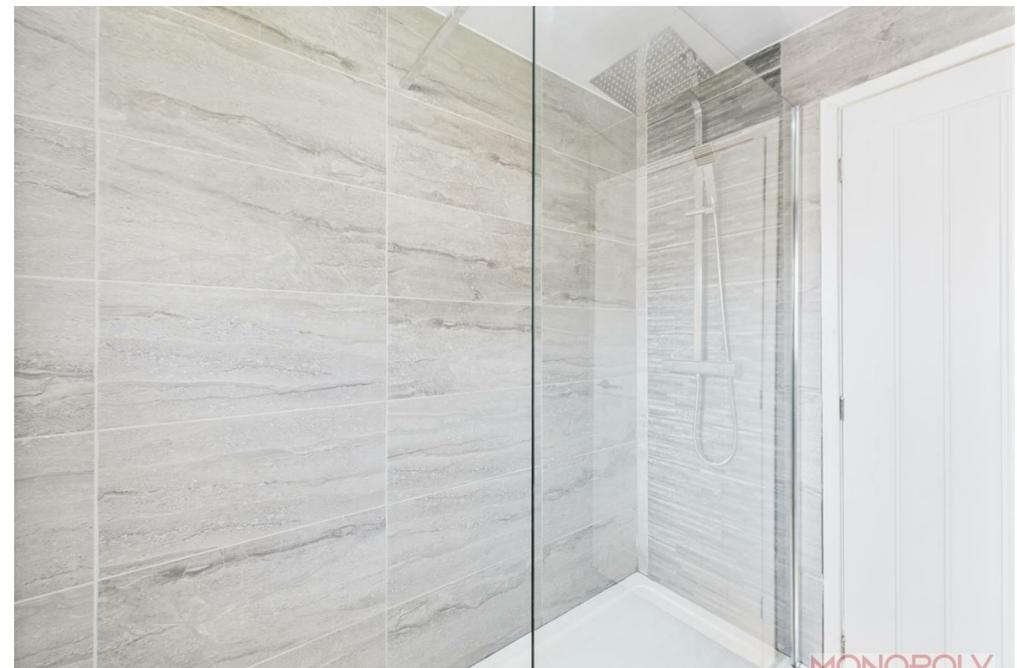
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 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

Key Property Facts

The key material information can be seen via the web links from which ever property portal the property is viewed.





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Energy Efficiency Rating

Rating	Score Range	Notes
A	(92 plus)	Very energy efficient - lower running costs
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	Not energy efficient - higher running costs

Current: B

Potential: 78

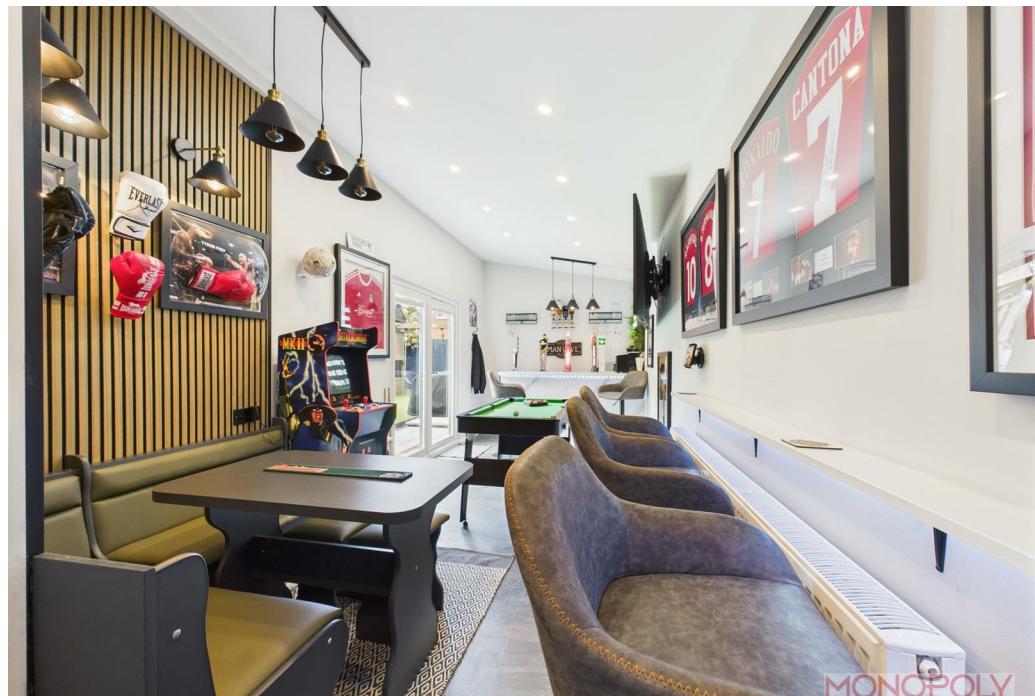
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive	



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