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Ffordd Meirionydd, Rhosddu, Wrexham

OIRO £265,000

**BELVOIR!**





## Key Features

- > Detached 3 Bedroom Family Home
  - > Extended to Ground Floor
  - > Corner Plot
- > Excellent Living Accommodation
  - > Detached Garage
- > NO ONWARD CHAIN
  - > Tenure: Freehold
  - > EPC rating U



This wonderful family home offers a seamless flow between the lounge, dining area, and kitchen, complemented by a separate room that's perfect as a formal dining room, snug, or play area. The flexible ground floor layout truly needs to be seen to be appreciated, an internal viewing is highly recommended. Featuring three spacious bedrooms and an attractive three-piece bathroom, this property is ideal for family living. Set on a fantastic corner plot, the home benefits from mature hedging, a dwarf wall, and fence panelling, providing both privacy and curb appeal. Additional features include gas central heating, uPVC double-glazed windows and doors, and a single detached garage. With no onward chain, this property is ready to move into and could be sold as seen. Ffordd Meirionydd is ideally located just a short distance from Wrexham city centre, within walking distance of Watts Dyke School, Garden Village and provides easy access to the A483.





## Hallway

Upvc door and half frosted window to side. Double radiator. Stairs off to first floor. Door through to lounge.

## Lounge Area

4.14m x 3.68m (13'7" x 12'1")

Bow window to front. Double radiator. Coved ceiling. Laminate flooring throughout the ground floor. The lounge opens through to dining area:

## Dining Area

3.74m x 2.31m (12'4" x 7'7")

This useful area, with a side-facing window, leads through to the kitchen and provides access to the extended room. A uPVC side door offers convenient access to the outside. Additional features include under-stair storage and a built-in shoe cupboard, adding to the practicality of the space.

## Kitchen Area

5.41m x 2.17m (17'8" x 7'1")

The Oak fitted kitchen offers ample wall and floor units for plenty of storage. It comes equipped with a built-in fridge/freezer and grill/oven, alongside a gas hob. The sink features a one-and-a-half stainless steel bowl with a mixer tap. There is also a designated space for a washing machine, which is included. Natural light fills the kitchen through windows at the rear and side, creating a bright and welcoming atmosphere.

## Dining/Snug/Play Room

2.77m x 2.8m (9'1" x 9'2")

Fantastic room with French Doors leading out to the rear garden. There is a hatch opening from kitchen. Double radiator.

## Landing

Door off to the bedrooms, bathroom and airing cupboard which houses the combi boiler and benefits from shelving.

## Bedroom One

3.72m x 3.21m (12'2" x 10'6")

Bright airy room with window over looking the front garden, double radiator and dado rail.





### Bedroom Two

2.73m x 2.98m (9'0" x 9'10")

Another nice sized double bedroom with window to the rear, double radiator and dado rail.

### Bedroom Three

1.89m x 2.2m (6'2" x 7'2")

This bedroom is fitted with a single bed and a wardrobe, with the narrowest point measuring 1.66 metres. A window to the front provides natural light, and a double radiator ensures warmth. To maximise space, the current owners have installed a sliding door.

### Family Bathroom

2.26m x 1.68m (7'5" x 5'6")

A well-proportioned family bathroom featuring an attractive three-piece suite, including a slipper bath with telephone-style taps and shower over, a low-level WC, and a pedestal wash hand basin with mixer tap. Fully tiled throughout, the space also benefits from a double radiator and a rear-facing window. A sliding door has been fitted to maximise usable space.



### To The Front

Occupying a corner plot, the front garden is enclosed by mature hedging, with a distinctive feature gap where a rockery once stood. The garden is mainly laid to lawn with well-maintained borders. A brick block-paved pathway leads around the front of the property to a single detached garage, which benefits from an up-and-over door, electric power, a rear window, and a side access door.

### To The Rear

The rear garden is attractively block paved with fence panelled boundary. Either side of the home is gated access and a lovely side seating area.







## Disclaimer

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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