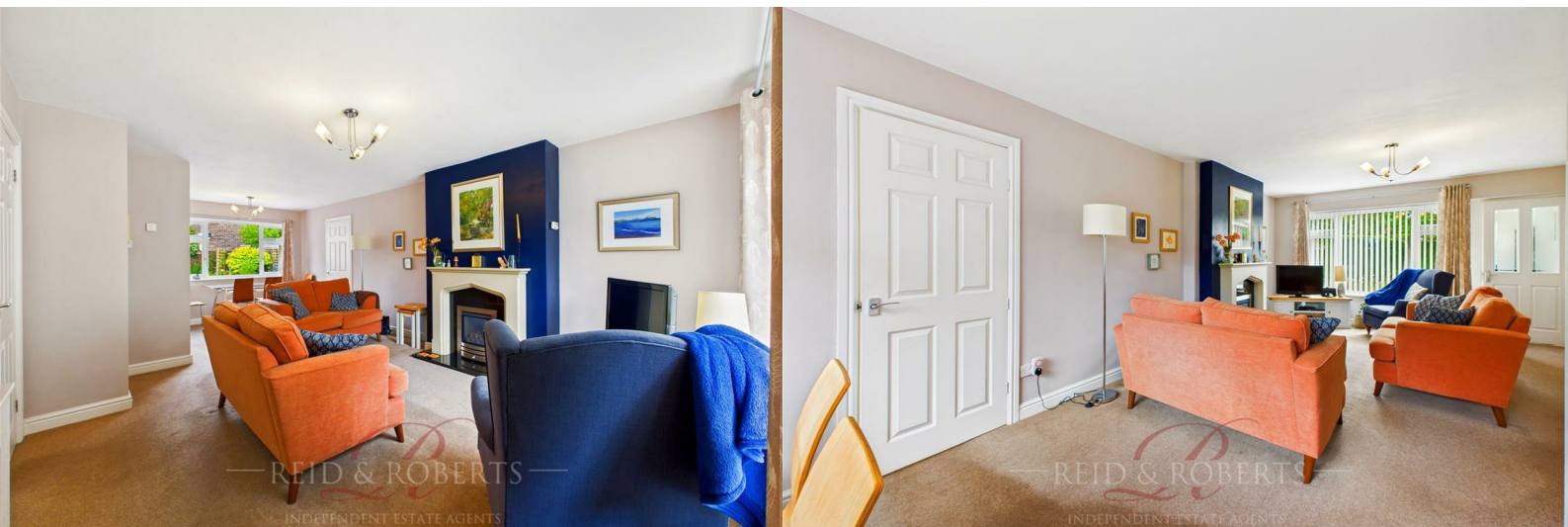




21 Yarwood Drive

Wrexham, LL13 9UJ

£330,000

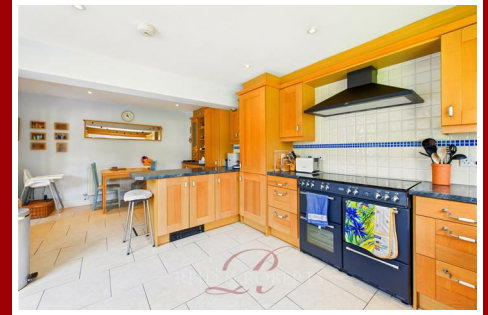




# 21 Yarwood Drive

Wrexham, LL13 9UJ

£330,000



## Summary

Reid and Roberts Estate Agents are delighted to offer this Well Presented Extended Three Bedroom Detached Family Home.

Sought after location for many years especially amongst families due to its proximity to schools and the picturesque Acton Park which is centred around its fishing lake and is popular amongst walkers. Excellent road links provide easy access to Wrexham Industrial Estate and the A483 by pass that allows for daily commuting to the major commercial and industrial centres of the region. A frequent bus service to Wrexham and Chester is within walking distance together with a Public House. A range of convenient shopping facilities and amenities are also available nearby.

In brief the accommodation comprises: This Well Presented Family home offers well-appointed living space across two floors. The ground floor features a welcoming front porch, a spacious living room, a dining area, a well-equipped kitchen/breakfast room, a rear hall leading to a study, sitting room and a convenient cloakroom. Upstairs, you'll find Three well-proportioned bedrooms, including a master bedroom with an en suite. A modern family bathroom completes this floor, offering both style and convenience. Externally to the front, a driveway provides ample off-road parking and access to a single garage. A generous lawn with flower and conifer borders enhances the curb appeal. The rear garden is designed for low maintenance, featuring a large paved area, a raised patio, and an adjacent lawn. To the side, there's a delightful organic vegetable patch and herb garden—perfect for green-fingered enthusiasts.

## Entrance Porch

Entered via a UPVC double glazed door, this welcoming porch features wood-effect flooring, recessed spotlights, and frosted UPVC double-glazed windows to the front elevation. Door leads into the main lounge.

## Lounge

23'5" x 13'0" (7.14m x 3.98m)

A spacious and versatile reception room with carpeted flooring and UPVC double glazed windows to both the front and rear elevations, providing excellent natural light. Featuring two ceiling light points, television point, and two double-panelled radiators. Ample space for a dining table. Doors lead to the kitchen/diner, second reception room, study, and staircase to the first floor.

## Kitchen/Diner

20'10" x 11'1" (6.36m x 3.38m)

Fitted with a range of Oak wall, drawer and base units topped with sleek black granite worktops. The kitchen also boasts tiled flooring, partially tiled walls, and a breakfast bar with integrated wine rack. Space for a 'Belling' Range Cooker with 'Newworld' extractor hood above. Stainless

steel 1½ bowl sink with mixer tap, and integrated appliances including a fridge, freezer, and 'Bosch' dishwasher. Plumbing for a washing machine and tumble dryer. UPVC double glazed window to the rear elevation and UPVC door providing access to the rear garden.

## Study

8'3" x 8'10" (2.53m x 2.71m)

A functional space ideal for home working, with carpeted flooring, ceiling light point, telephone point, single panelled radiator, and UPVC double glazed window to the rear.

## Reception Room /Bedroom 4

13'6" x 12'2" (4.14m x 3.72m)

Currently used as a second reception room, this flexible space could also serve as a fourth bedroom. Featuring carpeted flooring, wall-mounted electric fire, ceiling light point, TV and telephone points, single-panelled radiator, and UPVC double glazed window to the front.

## Downstairs WC

Fitted with a low flush W.C., wash hand basin with separate hot and cold taps, ceiling light point, and wood-effect flooring.

## Stairs to the First Floor

Carpeted landing with loft access, ceiling light point, and UPVC double glazed window to the side elevation. Doors off to three bedrooms and the family bathroom.

## Bedroom One

11'3" x 10'0" (3.45m x 3.06m)

A generous double bedroom with carpeted flooring, ceiling light point, UPVC double glazed window to the rear elevation, and double-panelled radiator. Open archway leads into:

## En-Suite

Fully tiled walls and tiled flooring, fitted with a hand wash basin with mixer tap, electric shower in a cubicle with folding door, and wall mounted heated towel radiator.

## Bedroom Two

11'9" x 10'11" (3.60m x 3.33m)

A further spacious double bedroom with carpeted flooring, fitted wardrobes, ceiling light point, telephone point, UPVC double glazed window to the front, and double-panelled radiator.

## Bedroom Three

8'4" x 8'2" (2.56m x 2.49m)

A well proportioned third bedroom with fitted wardrobe, carpeted flooring, ceiling light point, double-panelled radiator, and UPVC double glazed window to the front elevation.

Tel: 01978 353000

### Family Bathroom

8'1" x 8'2" (2.47m x 2.49m )

A well appointed family bathroom featuring tiled flooring, partially tiled walls, and a frosted UPVC double-glazed window to the side elevation. Fitted with a panelled bath with shower over, hand wash basin with mixer tap, low flush W.C., wall mounted heated towel radiator, spotlights, and airing cupboard for additional storage.

### Outside

#### To The Front

The property is approached via a driveway offering parking for at least two vehicles. The front garden includes a mix of gravel, slate chippings, cemented areas, and well stocked borders with mature plants and flowers. Enclosed by hedging to one side, providing privacy and character.

#### To The Rear

The property boasts a generously sized, fully enclosed rear garden—partially laid to lawn and framed by a variety of mature plants, flowers, and well-tended garden patches. Multiple paved patio areas offer perfect spaces for outdoor seating and alfresco dining. Additional features include a wooden shed and a greenhouse, ideal for storage or keen gardeners. Gated access on both sides of the property conveniently connects the front and rear gardens.

### Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Council Tax Band.

Council Tax Band E

### Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

### Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Services.

The agents have not tested the appliances listed in the particulars.

### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm





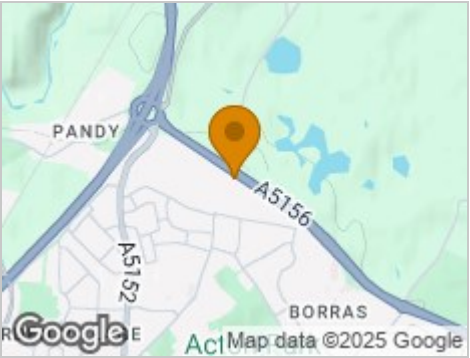
Road Map



Hybrid Map



Terrain Map



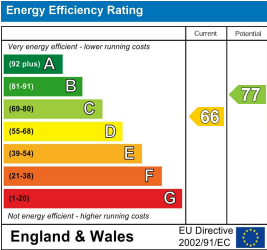
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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