



**62 Wyndham Drive, Cefn-Y-Bedd,
Wrexham, LL12 9YD**

£335,000

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EPC - C69

Council Tax Band - F

Tenure - Freehold

Wyndham Drive, Wrexham

4 Bedrooms - House - Detached

Williams Estates are pleased to introduce this spacious, four-bedroom link detached house in the sought-after location of Wyndham Drive, Cefn Y Bedd, Wrexham. Offering vast living space, this property is the ideal family home, benefitting from uPVC double glazing throughout and central heating. The property benefits from a good size driveway offering off-road parking for multiple vehicles, an entrance hall which leads into a cosy living room, dining room, well-presented modern kitchen, side porch, garage, downstairs W.C., four great size bedrooms, family bathroom and a beautiful lawned rear garden. This home has incredible potential and should be internally viewed in order to be fully appreciated! Tenure: Freehold. Council Tax Band: F. EPC Rating: 69 c.



Accommodation

This large family home is accessed via a Upvc double glazed door leading into an L shaped hallway.

Entrance Hall

With radiator, understairs storage cupboard and stairs leading off.

Cloakroom

With low flush W.C, wash basin and double glazed Upvc window to the side.

Living Room

17'10" x 11'9" (5.44 x 3.60)

A large living room with double radiator, living flame gas fire with feature fire surround and two double glazed Upvc windows to the front elevation.

Dining Room

11'5" x 10'9" (3.50 x 3.30)

A bright and airy dining area with radiator, lighting, power and double glazed Upvc sliding patio doors to the rear elevation.

Kitchen

10'9" x 10'5" (3.30 x 3.20)

Having modern kitchen, integrated dishwasher, drawer and base units with wall units over, integrated double above, 4 ring induction hob with extractor hood over 1 1/2 single drainer sink with mixer tap, plumbing for washing machine, integrated fridge and freezer, radiator, pantry cupboard with shelving and worcester gas central heating boiler and upvc double glazed window to the rear elevation.

Utility Room

With tiled floor and double glazed door to the rear with a door leading to an integral garage.

Garage

18'8" x 8'6" (5.70 x 2.60)

Integral garage with lighting, power and up and over door.



Landing

Leading up the stairs from the reception hall, a landing with doors off and a double glazed window to the side elevation, loft access hatch and a linen cupboard with shelving.

Bedroom One

12'5" x 11'9" (3.80 x 3.60)

A generous sized double bedroom with built in wardrobe with sliding mirrored doors, radiator, power, lighting and double glazed window to the front elevation.

Bedroom Two

11'5" x 11'1" (3.50 x 3.38)

A good sized double radiator and double glazed window to the rear.

Bedroom Three

10'10" x 10'5" (3.32 x 3.20)

Radiator and double glazed Upvc window to the rear.

Bedroom Four

11'9" x 9'7" (3.60 x 2.93)

Radiator and double glazed Upvc window to the front elevation.

Bathroom

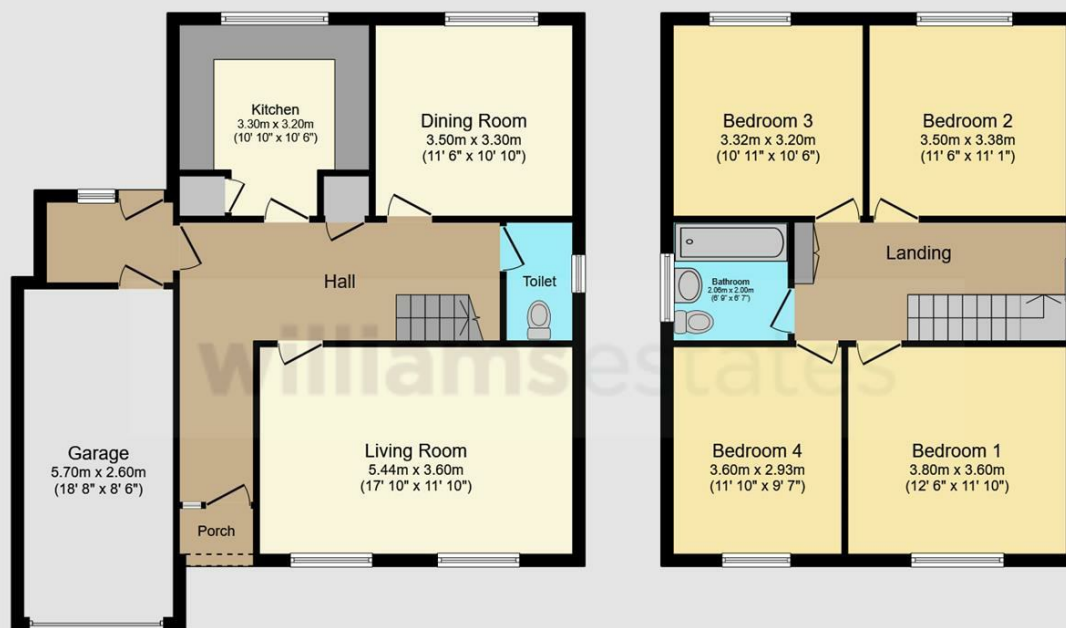
6'9" x 6'6" (2.06 x 2.00)

Having a bath, wash basin, W.C, radiator and double glazed upvc window to the side elevation.

Outside

The property has a long driveway and a lawned front garden. To the rear, the garden is lawned and has a patio area, greenhouse and garden shed and is bound by mature conifer hedging either side and fencing across the rear.





Ground Floor
 Floor area 81.4 m² (877 sq.ft.)

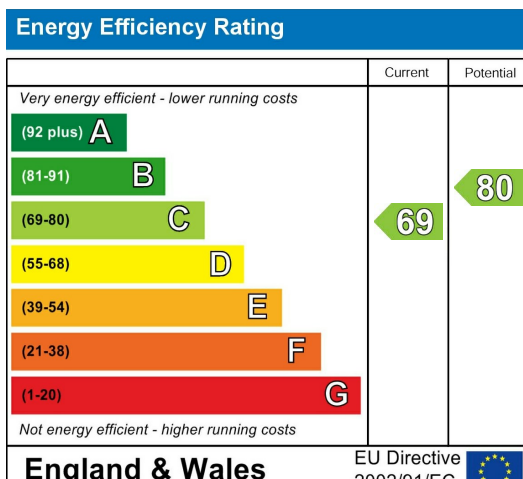
First Floor
 Floor area 62.7 m² (675 sq.ft.)

TOTAL: 144.1 m² (1,552 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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