



Woburn Close | | Wrexham | LL13 9GQ

Offers in the region of £260,000



ROSE RESIDENTIAL

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A well-appointed property situated in a highly sought after and convenient location. This detached three-bedroom home benefits from a bright conservatory, a practical utility room, one en-suite bedroom, and an integral garage. Externally, the property boasts a well-maintained rear garden and a driveway to the front

- Attractive detached property
- Cul-de-sac Location
- Three Bedroom
- Beautiful Conservatory

Hallway

A newly fitted composite front door opens into a hallway where there is a radiator, laminate flooring and a further internal door leading through to the lounge.

Lounge

14'11" x 11'2" (4.57m x 3.41m)

An attractive and welcoming reception room featuring a front facing UPVC double glazed window, a feature fireplace with mantel above, fitted carpet, and a glazed wooden door leading to the inner hallway.

Inner Hallway

With stairs rising to the first floor accommodation, the inner hallway also features a radiator, spacious under stairs storage cupboard, and doors leading off to the WC & Kitchen





Downstairs WC

Featuring a side facing UPVC double glazed window with privacy glass, the room is fitted with a low level WC, pedestal wash basin, and radiator.

Kitchen/Diner

19'7" x 8'11" (5.99m x 2.74m)

This impressive room spans the rear of the property, offering a versatile and spacious area ideal for both kitchen and dining. The kitchen is fitted with a range of matching base and wall-mounted units, complemented by tiled splashbacks. There is space for an upright fridge/freezer and an additional undercounter appliance. An inset single bowl sink with drainer sits beneath a rear-facing UPVC double glazed window. A wall-mounted cupboard discreetly houses the boiler, while integrated appliances include an electric oven with a gas hob and extractor fan above. From the dining area, glazed wooden double doors open into the conservatory.

Utility Room

10'9" x 5'5" (3.28m x 1.67m)

Leading off from the conservatory, the utility room is of half-brick construction with UPVC double glazing and is completed with a polycarbonate roof. It is fitted with base units and worktops, offering space and plumbing for a washing machine, as well as space for a tumble dryer. A part-glazed UPVC external door provides direct access to the garden.

Conservatory

9'4" x 9'2" (2.86m x 2.81m)

Overlooking the garden, this bright conservatory with half brick and UPVC double glazed construction, completed with a polycarbonate roof, makes an ideal second reception area.

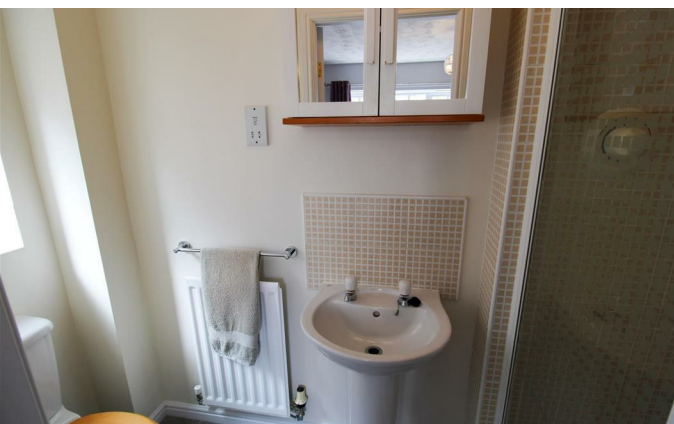
Stairs & Landing

A carpeted, turning, staircase, with side facing UPVC double glazed window, leads from the inner hallway to the first floor landing. Upon reaching the landing you will find five doors running off to the bedrooms, bathroom and airing cupboard. There is also a loft hatch.

Bedroom One

10'1" x 11'11" (3.09m x 3.65m)

With UPVC double glazed window to the front, radiator and fitted carpet. There is also a door which opens into the en-suite shower room.



En-Suite

Fitted with a walk in shower cubicle with mains fed mixer shower, pedestal wash hand basin, and WC. There is a side facing UPVC double glazed window and radiator.

Bedroom Two

11'5" x 9'3" (3.50m x 2.82m)

Another spacious double bedroom with rear facing UPVC double glazed window, radiator and fitted carpet.

Bedroom Three

7'11" x 9'3" (2.42m x 2.83m)

The smallest of the three bedrooms which is currently being used as an office. There is a rear facing UPVC double glazed window, radiator and fitted carpet.

Family Bathroom

Fitted with a three piece suite comprising of panelled bath with electric Triton shower over and glazed shower screen, pedestal wash hand basin and low level w/c. There is a front facing UPVC double glazed window with privacy glass, radiator and partly tiled walls.

External

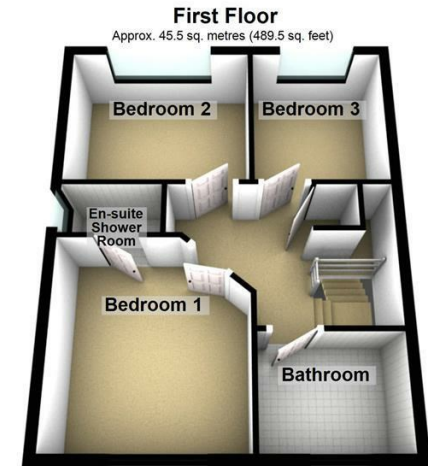
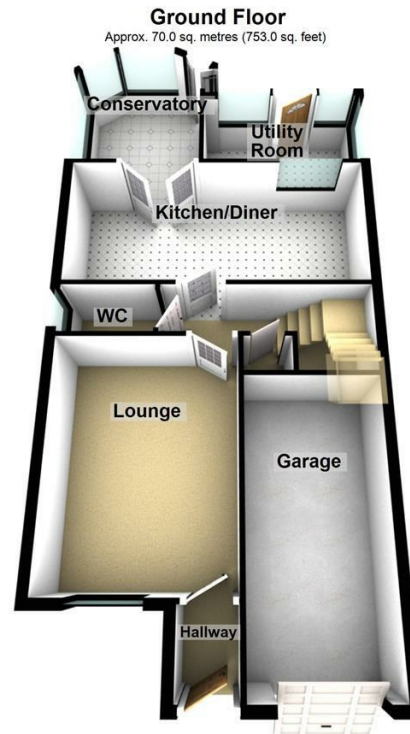
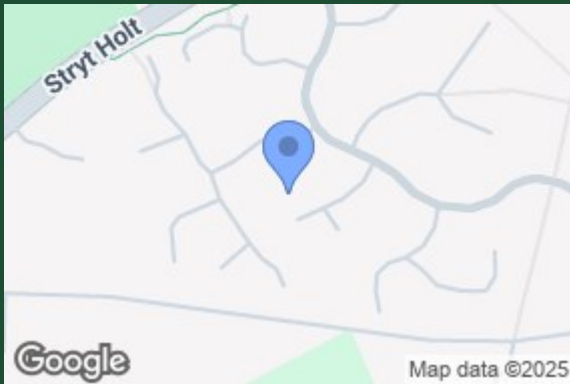
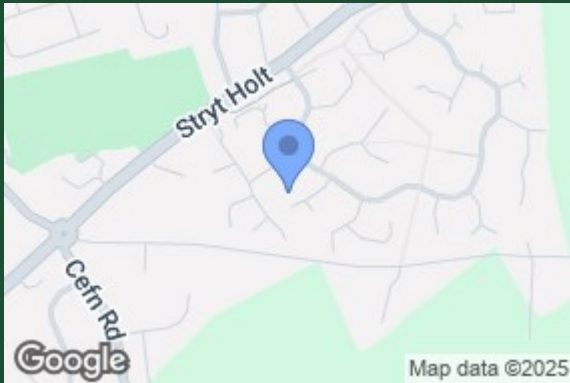
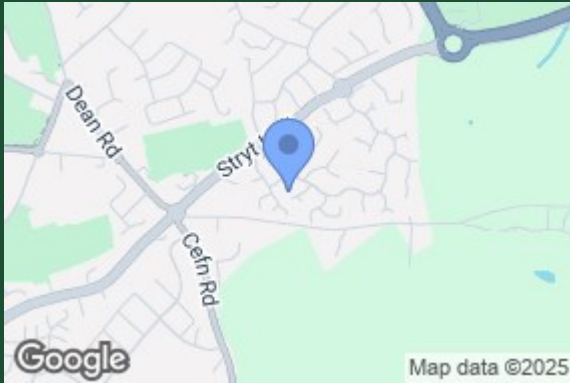
The rear garden is beautifully maintained, mainly laid to lawn with well stocked borders. There is also a patio area perfect for outdoor dining. To front of the property there is a driveway.

Disclaimer

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Total area: approx. 115.4 sq. metres (1242.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	62	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Wrexham

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