



Ffordd Garmonydd, Wrexham, LL12 8JE
Price £220,000

Reference: 19154182

Date: Add text here

TENURE: Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

POSSESSION: Add text here

SERVICES: Add text here

OUTGOINGS: Council Tax Band details available from Wrexham County Borough Council

VIEWING: Add text here



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Description

A spacious 3 bedroom detached house with the benefit of a south facing garden, located in the popular and established residential development within walking distance of Chester Road and the frequent bus service into Wrexham and Chester. The property includes gas fired central heating and Upvc double glazing and briefly comprises an enclosed porch, hall with stairs to 1st floor landing, lounge with oak floor that continues into the dining area, breakfast room or sitting room with French doors opening to the rear garden, fitted kitchen with internal door into the garage. The 1st floor landing includes a store cupboard and gives access to the 3 bedrooms, 2 are doubles, and a bathroom with shower over bath. Externally, a brick paved drive provides ample parking and guest parking and leads to the garage. The rear garden is a particular feature due to its sunny aspect and incorporates 2 patio areas and a lawned garden all of which is enclosed to provide a safe family environment. Energy Rating - D (58)

LOCATION

The area has been established as a 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.



DIRECTIONS

From Wrexham city centre proceed along Chester Street into Chester Road for approx. 1 mile taking the right hand turn into Smithy Lane opposite the petrol station. After a short distance take the left turn into Ffordd Llewellyn, next left into Ffordd Lerry and right into Ffordd Garmonydd where number 52 will be observed on the left.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

ENCLOSED PORCH

With upvc double glazed window to side and part glazed door opening to:

HALLWAY

Having stairs to first floor landing, radiator and oak flooring that continues into the:

LOUNGE/DINER

22'1 x 13'6 max

A light and airy reception room with upvc double glazed window to front and upvc sliding patio doors leading to the rear garden, pine fire surround with marble hearth, three radiators, wall light point and part glazed door opening into the:

BREAKFAST ROOM/SITTING ROOM

8'5 x 7'8

Fitted with oak flooring, upvc double glazed French doors leading to the rear garden, radiator, useful understairs storage cupboard, additional storage cupboard and arch through to:

KITCHEN

14'7 x 7'3

Fitted with a range of base and wall cupboards complimented by work surface areas incorporating a four ring electric hob, double oven/grill, stainless steel single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, plumbing for washing machine, space for tumble dryer, oak flooring, part tiled walls, radiator, upvc part glazed external door and an internal door to the garage.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With ceiling hatch to roof space, storage cupboard with shelving, upvc double glazed window and six panel doors off to all rooms.

BEDROOM ONE

10'4 x 10'0

Upvc double glazed window to front, radiator and fitted wardrobes with over bed storage cupboard.

BEDROOM TWO

10'0 x 10'0

Upvc double glazed window to rear, radiator and wood effect laminate flooring.

BEDROOM THREE

6'3 x 6'2

Upvc double glazed window to front and radiator.

BATHROOM

Appointed with a three piece bathroom suite of twin grip panelled bath with mixer tap and shower take-off, close coupled w.c, pedestal wash basin, upvc double glazed window, part tiled walls and radiator.

OUTSIDE

The property is approached via a brick paved double width driveway providing ample parking and guest parking alongside flowerbeds and leading to the:

GARAGE

17'8 x 7'7

Having metal up and over door, lighting, power and Glowworm gas fired central heating boiler.

GARDENS

A side gated path leads to the rear garden which enjoys a south facing aspect and includes paved and timber decked patio areas for outdoor entertaining, lawned garden, various trees and cold water tap, all of which is enclosed with timber fencing.

COUNCIL TAX BAND - D