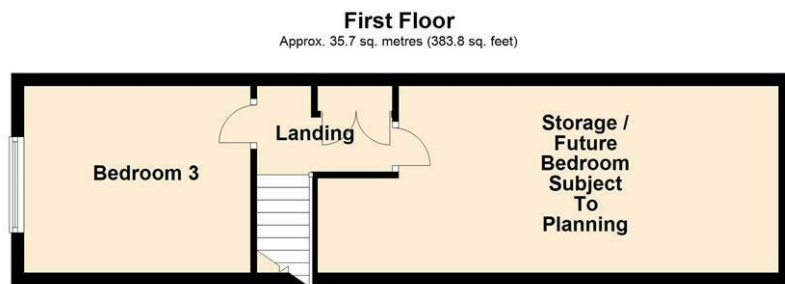
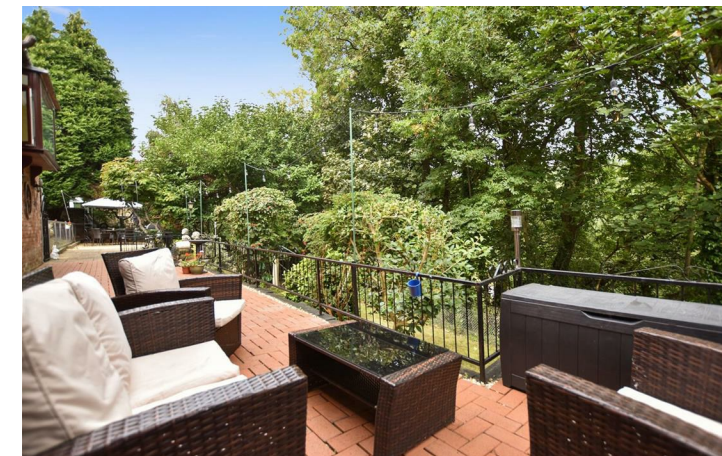


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



Wrexham Road, Wrexham, LL11 6HT
Price £320,000



Reference: 19256155

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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29 Holt Street, Wrexham, LL13 8DH
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Description

A beautifully presented and spacious 3 double bedroom detached family home with garage and lovely private rear aspect overlooking Moss Valley Country Park set amongst good sized gardens. Located only approx 2.5 miles from Wrexham city centre and enjoying good road links to the commercial centres of the region as well as countryside walks, the accommodation has the benefit of gas fired central heating and Upvc double glazing and briefly comprises a composite entrance door opening the welcoming hall with woodblock floor and stairs to 1st floor landing, spacious lounge with the warmth of a log burner, fitted kitchen and dining room with integrated appliances overlooking the rear garden with tree lined views, 2 double bedrooms and a bathroom. The 1st floor landing gives access to the 3rd double bedroom and a useful store room with potential for conversion to additional accommodation. Externally, a patterned drive provides parking for 2 cars, garage with inspection pit and a good sized lawned garden to the side. The rear garden is a particular feature adjoining the picturesque Moss Valley Country Park with an excellent degree of privacy, outdoor entertaining space for both adults and children that includes patio areas, ornamental pond, enclosed lawned garden and play area. Energy Rating - D (57)

LOCATION

Hafan Deg is conveniently located on the fringe of the Moss Valley Country Park which is popular amongst walkers and dog owners with its picturesque lakeside setting, together with golfers because of its municipal golf course. Excellent road links provide for easy access to the A483 by pass that connects Wrexham to Chester and Shropshire, Glyndwr University and the Maelor Hospital. There is a local primary school and convenient facilities in the area.



DIRECTIONS

From Wrexham City Centre proceed past Wrexham Football Club on your right, at the roundabout turn left onto Berse Road, at the next roundabout take the 2nd exit and then 1st right onto Gatewen Road. Continue for approx ½ a mile passing Moss Valley Gardens on your right and just before the hill towards Pentre Broughton, the property will be observed on the right.

ON THE GROUND FLOOR

Part glazed composite entrance door opening to:

WELCOMING HALLWAY

Featuring a wood block floor, stairs to first floor landing, radiator, white cottage style internal doors and useful double door storage cupboard.

LOUNGE

18'2 x 13'5

A light and airy reception room having upvc double glazed windows to front and side, radiator, coving to ceiling, brick built fireplace with log burner on a tiled hearth, inset ceiling spotlights and double doors opening to:

KITCHEN/DINING ROOM

18'3 x 9'9

Designed to take full advantage of the views across Moss Valley Country Park through two large upvc double glazed windows. The kitchen area is fitted with a shaker style range of base and wall cupboards complimented by wood effect work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, four ring gas hob with AEG double oven and grill below with stainless steel extractor hood above, integrated dishwasher, integrated fridge freezer, part tiled walls and upvc part glazed external door opening to a covered side passage with tiled flooring, upvc double glazed window to front and useful storage cupboard. There are two doors, one leading into the garage and one to the rear garden.

BEDROOM ONE

12'0 x 10'1

Upvc double glazed window with deep sill overlooking Moss Valley Country Park, upvc double glazed window to side and radiator.

BEDROOM TWO

13'1 x 12'0

A good sized double bedroom with upvc double glazed windows to front and side and radiator.

BATHROOM

Appointed with a white suite of low flush w.c, pedestal wash basin, shower bath with splash screen and mains thermostatic shower, radiator, part tiled walls, extractor fan and upvc double glazed window.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With two door storage cupboard with slatted shelving and radiator.

BEDROOM THREE

12'1 x 10'0

A double bedroom with upvc double glazed window to side and radiator.

STORE ROOM

23'8 x 10'5

Offering excellent potential for conversion to provide additional accommodation which has been partially boarded and includes ceiling light.

OUTSIDE

The property is approached along a patterned driveway providing parking for two cars with matching path to entrance door.

GARAGE

18'1 x 9'3

Fitted with a metal up and over garage door to front, lighting, power and Worcester gas combination boiler installed in 2021 with the balance of its guarantee.

GARDENS

A path bordered by lawn and flowerbeds continues past the front entrance to the good sized side lawned garden with privacy hedging. A path then continues to the rear garden which is a particular feature of the property enjoying a lovely private setting overlooking Moss Valley Country Park. There is a spacious brick paved patio area ideal for outdoor entertaining with decorative metal railings, ornamental pond, decorative gravel and further patio area. Steps lead down to the lower garden with a lawn and play area, all of which is enclosed.

COUNCIL TAX BAND - E