



21 Green Park , Wrexham, LL13 7YE

A stunning 4 bedroom detached family home refurbished to an exceptional standard throughout with an impressive self-contained dependent relatives annexe on the ground floor. Located in one of Wrexham most prestigious areas adjoining the picturesque Erddig National Trust Parkland and yet within easy reach of the road links to Chester, Maelor Hospital and city centre amenities. This impressive home must be viewed to appreciate its qualities and standard of accommodation that becomes apparent as soon as you walk through the Oak entrance door into the welcoming hall that features an oak staircase, oak woodblock floor and access to the cloaks/wc. Double doors open to the spacious lounge with the warmth of a log burner, fabulous 33ft open plan kitchen/breakfast/dining room appointed to an excellent standard with under floor heating, quality integrated appliances, central island and 2 sets of bi-fold doors opening to the garden. The 1st floor landing gives access to the 4 double bedrooms, 2 having fitted wardrobes and an en-suite bathroom to the principle bedroom with luxuriously appointed Villeroy and Boch suite. A family shower room is also well appointed. The beautifully presented annexe has its own entrance door or can be accessed from the main house and includes a stylish fitted kitchen dining room with integrated appliances and French doors to the garden, spacious living/bedroom and large shower room with walk in shower. To the outside, the private drive provides ample parking alongside a front lawned garden. The rear garden is a particular feature offering excellent outdoor entertaining for both children and adults enjoying privacy, a sunny aspect which includes patio areas for outdoor dining, lawned garden, flower beds and direct access to Erddig. Energy Rating - C (70)

Price £650,000

21 Green Park

, Wrexham, LL13 7YE



- A stunning detached family home refurbished to an exceptional standard throughout
- Welcoming hallway, cloaks/w.c
- Four double bedrooms (one en-suite)
- Gardens to front and rear
- With an impressive self-contained dependent relatives annexe on the ground floor.
- Spacious lounge
- Family shower room
- Located in prestigious area adjoining the picturesque Erddig National Trust Parkland
- Kitchen/breakfast/dining room
- Private driveway providing parking for four cars

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

WELCOMING HALLWAY

CLOAKROOM/W.C

LOUNGE

22'9 x 13'8 (6.93m x 4.17m)

OPEN PLAN

KITCHEN/BREAKFAST/DINING ROOM

33'2 x 9'8 (10.11m x 2.95m)

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

16'0 x 10'4 (4.88m x 3.15m)

EN-SUITE

BEDROOM TWO

13'3 x 10'1 (4.04m x 3.07m)

BEDROOM THREE

12'0 x 9'8 (3.66m x 2.95m)

BEDROOM FOUR

10'6 x 10'4 (3.20m x 3.15m)

FAMILY SHOWER ROOM

ANNEXE

KITCHEN/DINER

17'3 x 6'9 (5.26m x 2.06m)

SPACIOUS LIVING

ROOM/BEDROOM

20'5 x 7'0 (6.22m x 2.13m)

SHOWER ROOM

9'0 x 6'8 (2.74m x 2.03m)

OUTSIDE

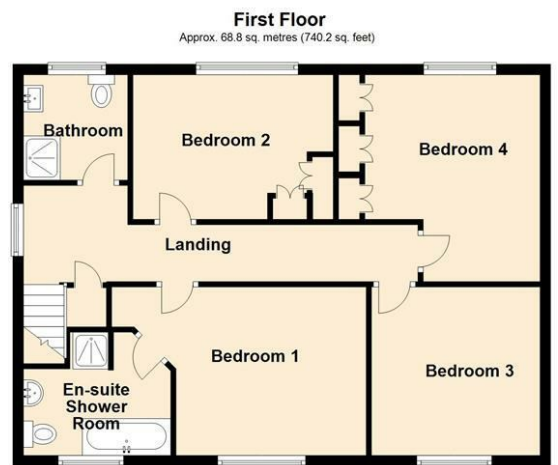
COUNCIL TAX BAND - G



[Directions](#)



Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	82
(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	