



**14 Malvern Drive, Wrexham, LL11 4XG**  
**Offers In The Region Of £230,000**

A well presented 3 bedroom detached house with garage having the benefit of a conservatory overlooking the rear garden and upgraded central heating system and electrics in 2019. Located within this established development in the popular village of Summerhill with an excellent range of amenities nearby, the accommodation briefly comprises an enclosed porch, spacious lounge with gas fire in surround, open plan fitted kitchen dining room with French doors leading to the conservatory. The 1st floor landing gives access to the 3 bedrooms, 2 of which are doubles and a modern bathroom with shower over the bath. Externally, a patterned drive provides parking alongside a front lawned garden and leads to the garage. The rear garden enjoys a good degree of privacy and includes a patterned patio for alfresco dining with lawned garden beyond. Energy Rating - D (62)

## LOCATION

The property is located within this established development within the village of Summerhill and enjoys excellent road links to Wrexham, Chester, Shropshire and Mold. The village and adjoining village of Gwersyllt offer a wide range of amenities including both primary and secondary schools, train station, supermarkets and convenience stores as well as the nearby Alyn Waters Country Park that offers picturesque walks. Wrexham City Centre is only approximately 2 miles distant and therefore Malvern Drive is a great location for daily commuting to the commercial and industrial centres of the region.

## DIRECTIONS

From Wrexham proceed along the A541 in the direction of Mold taking the right turn opposite the Farm Shop on the left onto Old Mold Road. Take the left turn into The Meadows and continue until the right turn into Malvern Drive where the property will be observed straight ahead.

## ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

## ENCLOSED PORCH

With laminate flooring, coat hanging area and six panel white woodgrain effect door opening to:

## LOUNGE 7'3 x 12'9 (2.21m x 3.89m )

A good sized reception room with upvc double glazed window to front, radiator, wood effect laminate flooring, gas fire set within surround, coving to ceiling, stairs to first floor landing and six panel white woodgrain effect door opening to:

## KITCHEN/DINING ROOM 17'3 x 9'1 (5.26m x 2.77m )

A good sized sociable room with the kitchen area appointed with a white gloss fronted range of base and wall cupboards complimented by work surface areas incorporating a Frankie sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, four ring stainless steel gas hob with stainless steel oven/grill below and stainless steel extractor hood above, plumbing for washing machine, space for dishwasher, radiator, tiled flooring, part glazed external door, recessed storage cupboard and upvc double glazed French doors off the dining area opening to:

## CONSERVATORY 9'0 x 8'8 (2.74m x 2.64m )

Upvc double glazed windows on a brick plinth, tiled flooring and wall light.

## ON THE FIRST FLOOR

Approached via the staircase from the lounge to:

## LANDING

With upvc double glazed window, storage cupboard and six panel white woodgrain effect doors off.

## BEDROOM ONE 11'4 x 11'0 (3.45m x 3.35m )

Upvc double glazed window to front, radiator and built-in wardrobe.

## BEDROOM TWO 11'1 x 9'6 (3.38m x 2.90m )

Upvc double glazed window to rear and radiator.

## BEDROOM THREE 7'9 x 7'8 (2.36m x 2.34m )

Upvc double glazed window to front, radiator and built-in storage cupboard.

## BATHROOM

Appointed with a modern white suite of pedestal wash basin with chrome mixer tap, low flush w.c, bath with electric shower over, fully tiled walls, tiled flooring, chrome heated towel rail and upvc double glazed window.

## OUTSIDE

The property is approached along a concrete patterned private driveway with lawned garden to side.

## GARAGE 16'6 x 7'9 (5.03m x 2.36m )

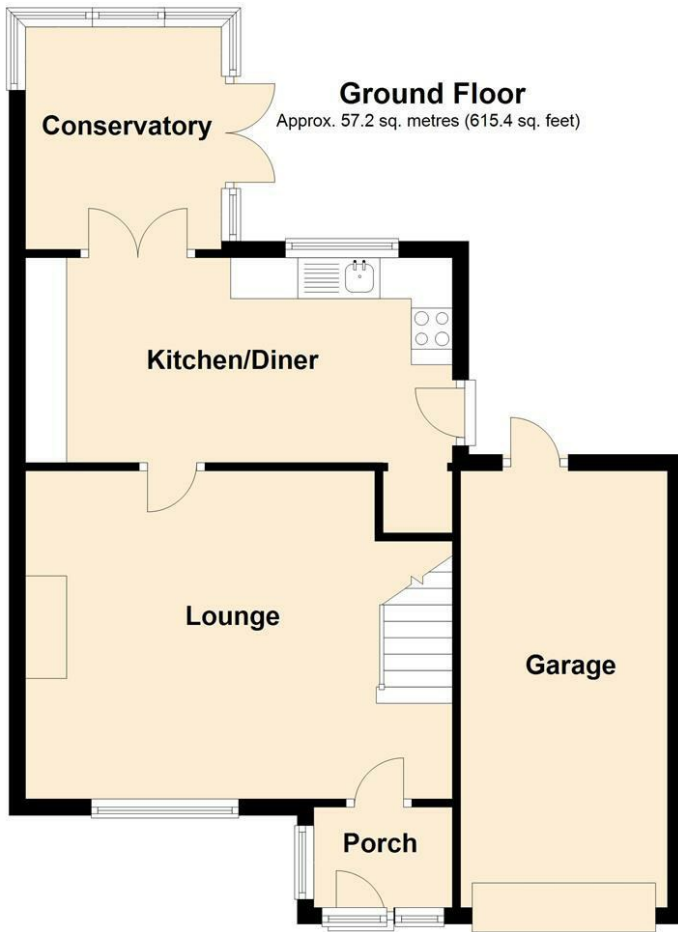
Having metal up and over door, lighting, power sockets, Baxi gas combination boiler, upgraded consumer unit and upvc external door.

## GARDENS

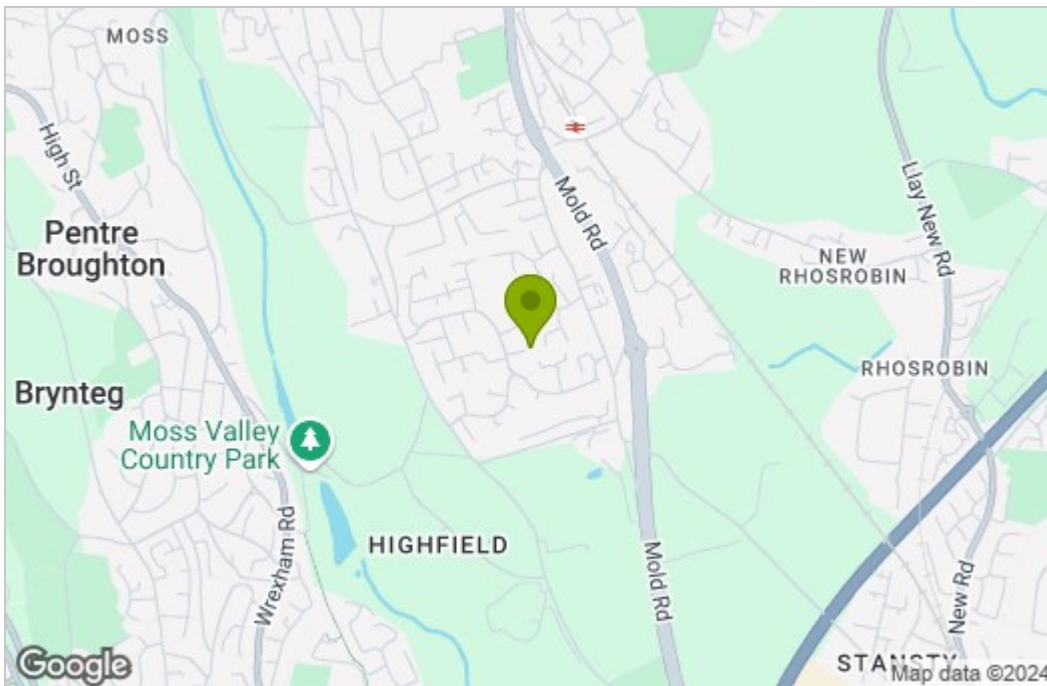
A gated side path leads to the rear garden which enjoys a good degree of privacy and includes a concrete patterned patio area providing outdoor entertaining space with lawned garden beyond and cold water tap, all of which is enclosed within mainly timber lapped fencing to provide a safe family environment.

## COUNCIL TAX BAND - D

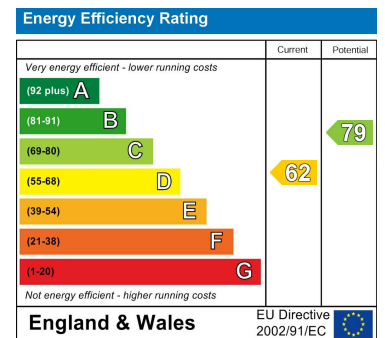
## Floor Plan



## Area Map



## Energy Efficiency Graph



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