

Wingetts

More than just estate agents



36 Spring Gardens Rhosddu, Wrexham, LL11 2NX

A well presented 4 bedroom detached family home with the added benefit of a conservatory overlooking the rear garden and a detached garage. Conveniently located within walking distance of the city centre and all its amenities, this detached home has the benefit of gas fired central heating, Upvc double glazing and briefly comprises a welcoming hall with stairs to 1st floor, cloaks/w.c., lounge with oak floor that continues into the dining room, conservatory, recently appointed stylish grey kitchen and utility. The 1st floor landing gives access to the 4 bedrooms, 1 with en-suite shower room and a family bathroom with bath and separate shower enclosure. Externally, the private drive provides parking for 3-4 cars and leads to the detached brick garage. Lawned garden to front and an enclosed good sized rear garden that includes patio areas, lawn and established trees and shrubs. NO CHAIN. Energy Rating - D (67)

Offers In Excess Of £270,000

36 Spring Gardens

Rhosddu, Wrexham, LL11 2NX



- Well presented detached house
- Cloaks/w.c, lounge
- Four bedrooms (1 en-suite)
- Gardens to front and rear
- Within convenient location
- Dining room, conservatory
- Family bathroom
- Canopy porch, hallway
- Recently fitted stylish kitchen
- Private driveway, garage

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

GENEROUS SIZED HALLWAY

CLOAKS/W.C

LOUNGE

15'8 x 10'1 (4.78m x 3.07m)

DINING ROOM

11'1 x 8'8 (3.38m x 2.64m)

CONSERVATORY

8'9 x 8'0 (2.67m x 2.44m)

KITCHEN

13'9 max x 9'6 (4.19m max x 2.90m)

UTILITY

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

11'1 x 10'8 (3.38m x 3.25m)

EN-SUITE

BEDROOM TWO

11'0 x 8'9 (3.35m x 2.67m)

BEDROOM THREE

8'7 x 7'6 (2.62m x 2.29m)

BEDROOM FOUR

7'4 x 6'7 (2.24m x 2.01m)

FAMILY BATHROOM

OUTSIDE

DETACHED GARAGE

17'0 x 7'9 (5.18m x 2.36m)

GARDENS

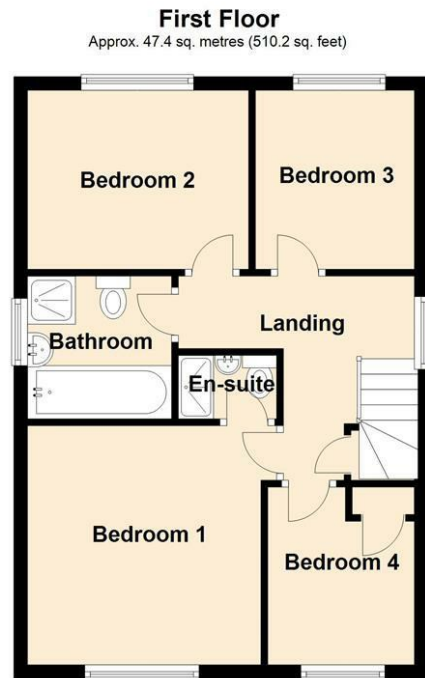
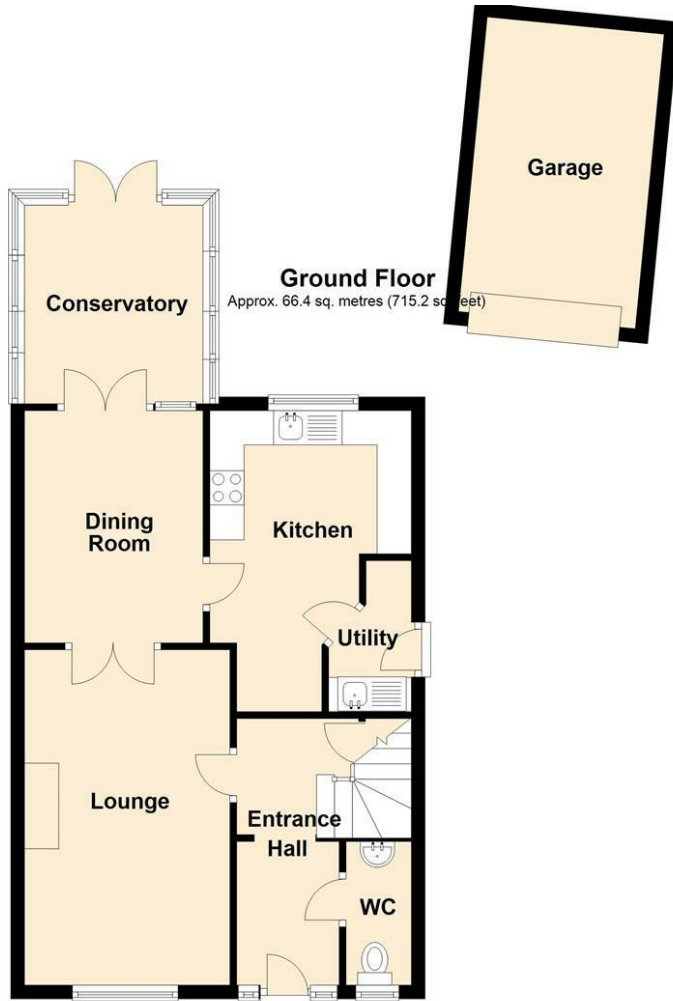
COUNCIL TAX BAND - E



[Directions](#)



Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	