

Wingetts

More than just estate agents



25 Snowdon Drive Garden Village, Wrexham, LL11 2UY

A very well presented and spacious home offering flexible accommodation currently having 2 double bedrooms but with potential to create a 3rd. Located within the sought after area of Garden Village with its excellent road links and local amenities, the accommodation briefly comprises an open fronted entrance porch, welcoming hall/sitting room with useful store cupboard and an Oak veneer door leading to the impressive modern fitted kitchen and dining area with integrated appliances and access to the rear garden and garage. The 1st floor landing has a store cupboard and connects to the lounge which features a log burner and open aspect to the spacious office (potential for bedroom 3) with sliding doors leading to the walk on balcony. 2 double bedrooms and a bathroom with shower over bath. To the front of the property is a garage and parking area whilst to the rear is a low maintenance landscaped garden offering a pleasant and private entertaining space for both children and adults. Energy Rating - D (67)

Price £190,000

25 Snowdon Drive

Garden Village, Wrexham, LL11 2UY



- A very well presented and spacious home offering flexible accommodation
- Open fronted entrance porch, spacious hall/sitting room
- Two double bedrooms
- Low maintenance landscaped garden
- Currently having 2 double bedrooms but with potential to create a 3rd
- Modern fitted kitchen/dining room
- Bathroom
- Located within the sought after area of Garden Village
- Lounge, office space
- Parking area, garage

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

WELCOMING HALL/SITTING ROOM

20'1 x 9'7 (6.12m x 2.92m)

KITCHEN/DINING ROOM

20'1 x 9'3 (6.12m x 2.82m)

ON THE FIRST FLOOR

LANDING

LOUNGE

14'8 x 9'6 (4.47m x 2.90m)

OFFICE

14'0 x 10'0 (4.27m x 3.05m)

BEDROOM ONE

12'2 x 9'7 (3.71m x 2.92m)

BEDROOM TWO

12'2 max x 9'9 (3.71m max x 2.97m)

BATHROOM

OUTSIDE

GARAGE

19'6 x 10'0 (5.94m x 3.05m)

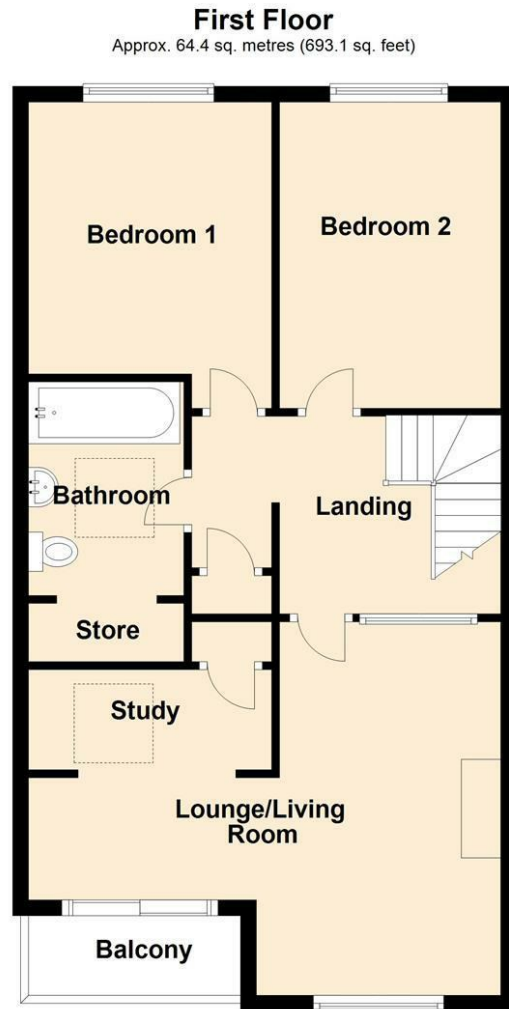
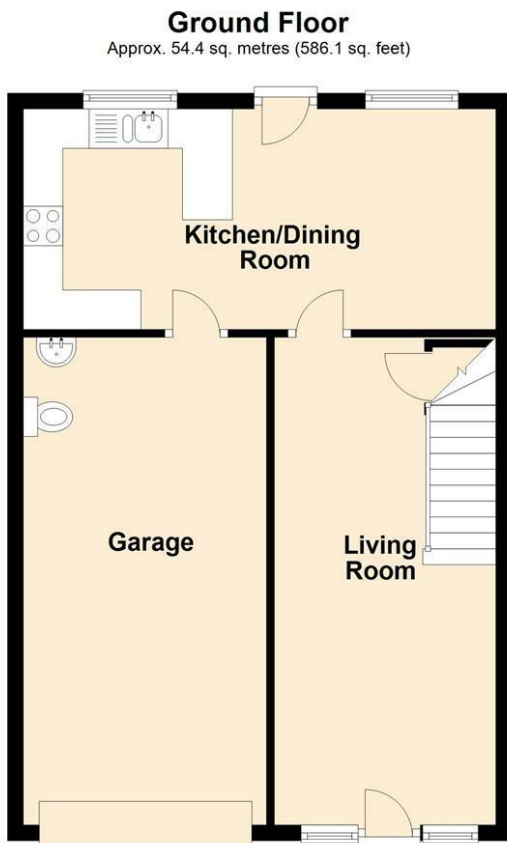
COUNCIL TAX BAND - C



[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			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	