

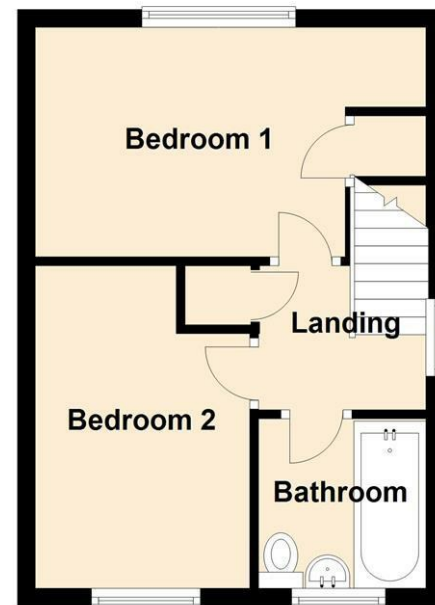
Ground Floor

Approx. 40.2 sq. metres (433.0 sq. feet)



First Floor

Approx. 27.8 sq. metres (299.5 sq. feet)



Trem Eryri, Wrexham, LL11 2TR

Price £200,000

Reference: 19352253

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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Description

A well presented semi-detached house located on this small sought after residential development on the outskirts of Wrexham having excellent road links to Chester, North Wales and Shropshire. Briefly comprising a good sized entrance porch with part glazed door opening to Hall with stairs to first floor. Lounge with new fitted carpet and useful downstairs storage cupboard. Spacious Kitchen fitted with an extensive range of base and wall cupboards and French door opening to the impressive conservatory with attractive tiled flooring and a pleasant outlook over the garden. On the first floor there are 2 double Bedrooms with new fitted carpets and the main bedroom having a good sized store cupboard. The Bathroom is appointed with a white suite including a shower over the bath. Externally, a private driveway provides parking for 2/3 cars and leads to the garage. The front and rear gardens have been designed for low maintenance and the rear garden enjoys a sunny private aspect and outdoor entertaining space. NO CHAIN. Energy Rating - D (68)

LOCATION

The property is located in the much favoured suburban residential area of Garden Village, which enjoys excellent communication links to the A483 by-pass which links Wrexham, Chester and Oswestry for daily commuting to major commercial and industrial centres of the region. There is a parade of shops within walking distance, highly regarded primary school, playing field, leisure and social amenities in Rhosddu.



DIRECTIONS

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ON THE GROUND FLOOR

Open fronted pillared entrance porch with welcome light, quarry tiled floor and part glazed door opening to:

HALLWAY

Having stairs to first floor landing, radiator, coving to ceiling, newly fitted carpet and six panel white woodgrain effect door opening to:

LOUNGE

13'1 x 11'4

Upvc double glazed window to front, radiator, coving to ceiling, mains wired smoke alarm, electric fire in surround, useful downstairs storage cupboard, newly fitted carpet and six panel white woodgrain effect door opening to:

KITCHEN

14'5 x 7'8

Appointed with an extensive range of base and wall cupboards complimented by work surface areas incorporating a new 1 ½ bowl stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, four ring stainless steel gas hob with oven/grill below and pull-out extractor hood above, plumbing for washing machine, space for under counter fridge, part tiled walls, tiled flooring, coving to ceiling and upvc double glazed door opening to:

CONSERVATORY

13'5 x 12'0

A good addition to the property providing another spacious reception room enjoying a private aspect over the rear garden through upvc double glazed windows on a brick plinth, upvc double glazed French doors opening to the patio, tiled flooring and wall mounted gas fired central heating boiler.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With upvc double glazed window, ceiling hatch to

roof space, mains wired smoke alarm, six panel white woodgrain effect doors off and airing cupboard housing the hot water cylinder with slatted shelving.

BEDROOM ONE

14'7 into recess x 8'8

Upvc double glazed window, newly fitted carpet, radiator and good sized built-in storage cupboard.

BEDROOM TWO

12'5 x 8'3

A double bedroom with upvc double glazed window to rear, radiator and newly fitted carpet.

BATHROOM

Appointed with a white suite of low flush w.c, pedestal wash basin, twin grip panelled bath with electric shower over and splash screen, upvc double glazed window, fully tiled walls, tiled flooring, shaver socket and radiator.

OUTSIDE

The property is approached along a private driveway providing parking for 2-3 cars and leading to:

GARAGE

17'2 x 8'6

Having metal up and over door, lighting, power sockets and roof storage space.

GARDENS

A paved path lead alongside decorative gravel, barked borders and rockery to the entrance porch. A gated side path leads to the private and sunny aspect rear garden which includes a paved patio for outdoor entertaining and barbeques, barked garden area with a variety of low level trees and cold water tap.

COUNCIL TAX BAND - D