



6 Spring Gardens Rhosddu, Wrexham, LL11 2NX

An impressive 3 bedroom detached family home with detached garage and extended accommodation creating a spacious open plan kitchen dining family room overlooking the rear garden. Situated within this popular and convenient development within walking distance of the city centre and public transport, the accommodation has the benefit of Upvc double glazing and gas fired central heating and briefly comprises a canopy porch, entrance hall with stairs to 1st floor, useful store cupboard, cloaks/w.c., lounge, spacious sociable kitchen/dining/family room with Velux roof light windows, white fitted kitchen and sliding patio doors with matching windows giving access to the garden, utility area. The 1st floor landing connects the 3 bedrooms (1 with en-suite) and bathroom with bath and separate shower enclosure. Externally, the double width drive leads to the brick built garage and the gardens extend to the side and rear with stone paved patio and lawned areas to provide an excellent outdoor entertaining space. NO CHAIN. Energy Rating - TBC

Price £235,000

6 Spring Gardens

Rhosddu, Wrexham, LL11 2NX



- An impressive detached family home
- Cloakroom/w.c, lounge
- Family bathroom
- Gardens to side and rear
- Situated within this popular and convenient development
- Spacious sociable kitchen/dining/family room
- Private driveway
- Canopy porch, hallway
- Three bedrooms (1 en-suite)
- Detached garage

LOCATION

LANDING

COUNCIL TAX BAND - E

DIRECTIONS

BEDROOM ONE

12'5 x 11'0 (3.78m x 3.35m)

ON THE GROUND FLOOR

EN-SUITE

HALLWAY

BEDROOM TWO

10'4 x 9'1 (3.15m x 2.77m)

CLOAKROOM/W.C

BEDROOM THREE

8'1 x 7'1 (2.46m x 2.16m)

LOUNGE

15'8 x 10'0 (4.78m x 3.05m)

FAMILY BATHROOM

OPEN PLAN

KITCHEN/DINING/FAMILY ROOM

21'9 x 17'4 (6.63m x 5.28m)

OUTSIDE

UTILITY AREA

DETACHED GARAGE

ON THE FIRST FLOOR

16'9 x 7'8

GARDENS



[Directions](#)





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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