



6 Green Park , Wrexham, LL13 7YE

An extended and spacious 4 double bedroom detached family home with double garage and good sized established rear garden offering an excellent degree of privacy, situated within the sought after development of Green Park with its convenient location for Erddig Parkland, city centre and road links to Shropshire, Wrexham and Chester. The family sized accommodation briefly comprises an enclosed entrance porch, welcoming hall with useful store cupboard, cloaks/w.c., spacious lounge with fireplace, garden room or sitting room enjoying a pleasant aspect, a formal dining room that adjoins the fitted kitchen breakfast room and a home office. The 1st floor landing gives access to the 4 bedrooms, all with built in wardrobes. The principal bedroom has the benefit of an en-suite shower room. In addition there is a family bathroom. To the outside, a patterned drive provides ample parking alongside a mainly lawned garden and leads to the double garage. The enclosed rear garden is a particular feature offering excellent outdoor entertaining space for both children and adults with lawned area, patio for alfresco dining and a variety of plants and trees. NO CHAIN. Energy Rating - E (53)

Price £525,000

6 Green Park

, Wrexham, LL13 7YE



- An extended and spacious detached family home
- Spacious lounge, garden room, dining room
- Family bathroom
- Gardens to front and rear
- Situated within the sought after development of Green Park
- Kitchen/breakfast room, study
- Private driveway
- Enclosed entrance porch, welcoming hallway, cloaks/w.c
- Four double bedrooms (1 en-suite)
- Garage

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

ENCLOSED PORCH

HALLWAY

CLOAKS/W.C

LOUNGE

23'5 x 14'3 (7.14m x 4.34m)

GARDEN ROOM

14'2 x 9'9 (4.32m x 2.97m)

DINING ROOM

12'5 x 10'1 (3.78m x 3.07m)

KITCHEN/BREAKFAST ROOM

15'8 x 10'2 (4.78m x 3.10m)

STUDY

11'8 x 6'9 (3.56m x 2.06m)

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

15'9 x 11'0 (4.80m x 3.35m)

EN-SUITE

BEDROOM TWO

15'9 x 10'4 (4.80m x 3.15m)

BEDROOM THREE

14'2 x 10'2 (4.32m x 3.10m)

BEDROOM FOUR

13'5 x 10'2 max (4.09m x 3.10m max)

FAMILY BATHROOM

12'9 max x 8'0 (3.89m max x 2.44m)

OUTSIDE

GARAGE

16'5 x 16'1 (5.00m x 4.90m)

GARDENS

COUNCIL TAX BAND - G

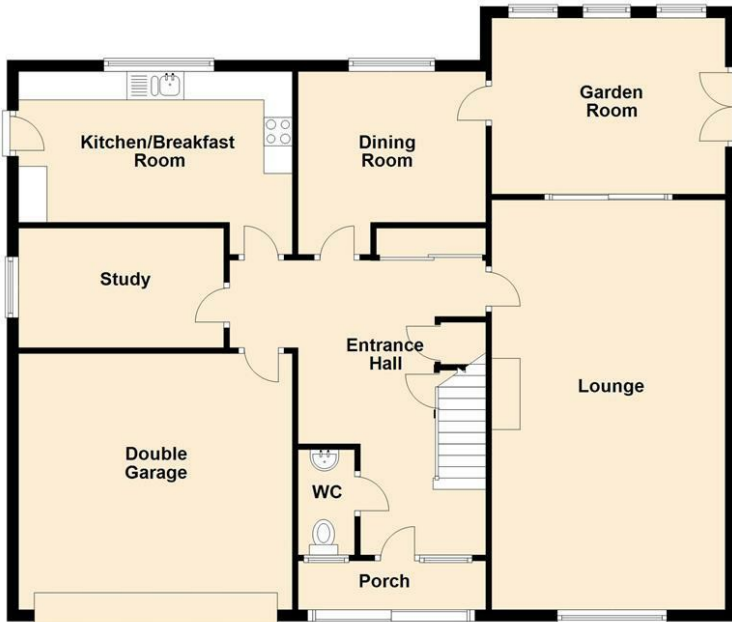


[Directions](#)



Floor Plan

Ground Floor
Approx. 121.1 sq. metres (1303.9 sq. feet)



First Floor
Approx. 84.5 sq. metres (909.3 sq. feet)



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.

29 Holt Street, Wrexham, LL13 8DH
Tel: 01978 353553 Email: sales@wingetts.co.uk www.wingetts.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	