



## 1 Sandy Way

The Fairways, Wrexham, LL13 9GW

A well presented 4 double bedroom detached family home with garage located on this popular residential development within easy reach of Wrexham city centre, shopping and social amenities and excellent road links. The accommodation briefly comprises an open fronted porch, hall with useful store cupboard and stairs to 1st floor landing, cloaks/w.c., bay window fronted lounge, dining room with access to the rear garden, fitted kitchen and utility. The 2st floor landing gives access to the 4 double bedrooms and a family bathroom. The principal bedroom has the benefit of an en-suite shower room and fitted wardrobes. Gas fired central heating and Upvc double glazing throughout. To the outside, a double width drive leads to the garage alongside a lawned garden. The rear garden enjoys a good degree of privacy and includes a patio area for outdoor dining, lawned garden, well established flower beds and shed. NO CHAIN. Energy Rating - D (68)

Price £345,000

# 1 Sandy Way

The Fairways, Wrexham, LL13 9GW



- A well presented detached family home
- Bay window lounge, dining room
- Family bathroom
- Gardens to front and rear
- Located on this popular residential development
- Fitted kitchen, utility
- Double width driveway
- Open fronted porch, hallway, cloaks/w.c
- Four double bedrooms (1 en-suite)
- Garage

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

## HALLWAY

## CLOAKS/W.C

## LOUNGE

16'8 x 10'7 (5.08m x 3.23m )

## DINING ROOM

11'0 x 9'1 (3.35m x 2.77m )

## KITCHEN

10'9 x 8'8 (3.28m x 2.64m )

## UTILITY

6'2 x 5'7 (1.88m x 1.70m )

## ON THE FIRST FLOOR

## LANDING

## BEDROOM ONE

14'7 x 11'8 (4.45m x 3.56m )

## EN-SUITE

## BEDROOM TWO

10'9 x 8'8 (3.28m x 2.64m )

## BEDROOM THREE

11'11 x 10'2 (3.63m x 3.10m )

## BEDROOM FOUR

9'0 x 8'5 (2.74m x 2.57m )

## FAMILY BATHROOM

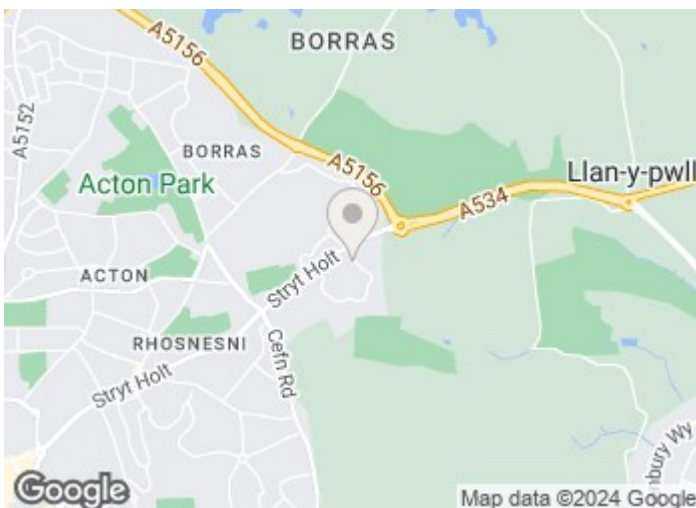
## OUTSIDE

## GARAGE

16'4 x 8'9 (4.98m x 2.67m )

## GARDENS

## COUNCIL TAX BAND - F



[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.

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

