

Wingetts

More than just estate agents



91 Ffordd Llywelyn , Wrexham, LL12 8JP

A well-presented 3 bedroom detached family home situated on a good size corner plot with potential to extend subject to necessary planning consents, located in this established and much favoured residential development just a short walk from the picturesque Acton Park and both primary and secondary schools. The accommodation has the benefit of Upvc double glazing and gas fired central heating and briefly comprises a canopy porch, welcoming hall with Oak floor and stairs to 1st floor landing, spacious lounge with dining area having a living flame gas fire in surround and ample space for a family sized dining table. French doors opens to the conservatory providing a pleasant outlook over the garden. The Oak fitted kitchen includes some integrated appliances and offers plenty of storage cupboards. The 1st floor landing connects the 3 bedrooms, 2 of which are doubles, and all include fitted wardrobes. The family bathroom is appointed with a P-shaped bath with shower over. Externally, a double width drive leads to the garage alongside a generous lawned garden which extends to the side and includes a gated hard standing perfect for a caravan or motorhome. The rear garden enjoys a sunny and private aspect to include a timber decked patio, lawn and well stocked flower beds. Energy Rating - D (59)

Price £285,000

91 Ffordd Llywelyn

, Wrexham, LL12 8JP



- A well-presented detached family home
- Situated on a good size corner plot with potential to extend
- Located in this established and much favoured residential development
- Canopy porch, welcoming hallway
- Spacious lounge/dining room
- Conservatory, fitted kitchen
- Three bedrooms, family bathroom
- Double width driveway
- Garage
- Sunny aspect rear garden

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

WELCOMING HALLWAY

LOUNGE/DINING ROOM

23'5 x 10'9 (7.14m x 3.28m)

CONSERVATORY

9'4 x 9'0 (2.84m x 2.74m)

KITCHEN

14'6 x 8'3 (4.42m x 2.51m)

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

12'8 x 8'1 (3.86m x 2.46m)

BEDROOM TWO

10'3 x 10'1 (3.12m x 3.07m)

BEDROOM THREE

9'3 x 6'5 (2.82m x 1.96m)

FAMILY BATHROOM

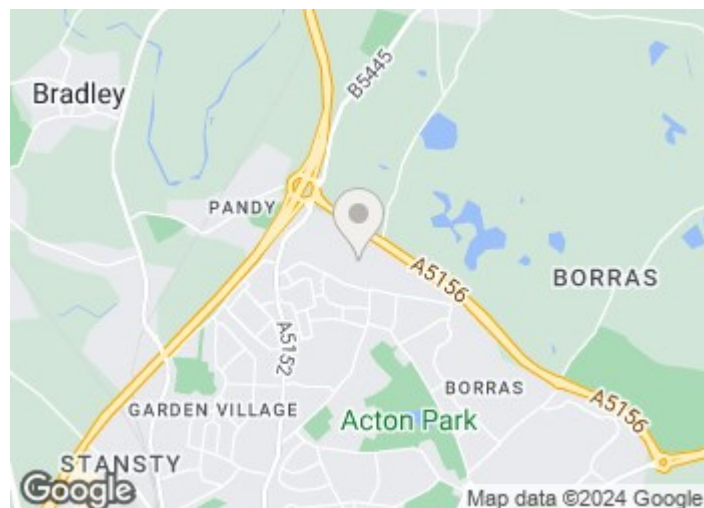
OUTSIDE

GARAGE

16'8 x 8'7 (5.08m x 2.62m)

GARDENS

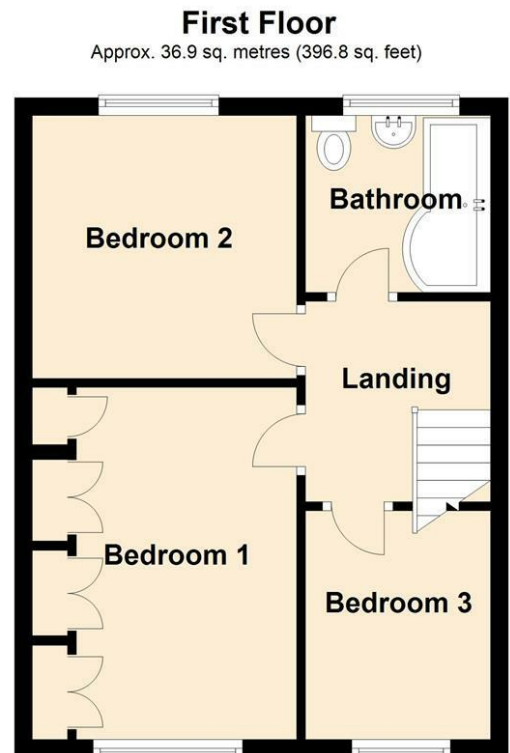
COUNCIL TAX BAND - E



[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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	