

12 Sussex Gardens , Wrexham, LL11 2YB

A spacious and well presented 3 double bedroom end mews style house having the benefit of a South facing rear garden, en-suite shower room and sociable open plan kitchen dining living area. Located within the sought after area known as Garden Village with its range of amenities, schools and frequent bus service to Wrexham and Chester. The accommodation briefly comprises an entrance vestibule with cloaks/w.c off, spacious entrance hall with stairs to 1st floor landing and potential for home office area, lounge with double doors opening to the family dining room which flows through to the generous fitted kitchen with a range of gloss fronted base and wall cupboards with integrated appliances and access into the rear garden. The large landing with storage gives access to the 3 double bedrooms, the principle bedroom having an en-suite shower room, and a large family bathroom with shower enclosure and bath. To the outside, a brick paved double width drive provides parking for 2 cars and gated path continues to the rear garden which enjoys an excellent degree of privacy, patio area, artificial and natural lawns and store sheds. Energy Rating - C (74)

Price £265,000

12 Sussex Gardens

, Wrexham, LL11 2YB



- A spacious and well presented end mews style house
- Spacious entrance hall
- Three bedrooms (1 en-suite)
- Private garden to rear
- Located within the sought after area known as Garden Village
- Lounge, dining room
- Family bathroom
- Entrance vestibule, cloaks/w.c
- Generous fitted kitchen
- Double width driveway

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

VESTIBULE

CLOAKS/W.C

HALLWAY

14'0 x 10'5 (4.27m x 3.18m)

LOUNGE

17'4 x 10'3 (5.28m x 3.12m)

DINING ROOM

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

KITCHEN

17'8 x 10'5 (5.38m x 3.18m)

ON THE FIRST FLOOR

LANDING

13'9 max x 9'9 max (4.19m max x 2.97m max)

BEDROOM ONE

12'3 x 10'4 (3.73m x 3.15m)

EN-SUITE

7'2 x 6'2 (2.18m x 1.88m)

BEDROOM TWO

10'5 x 9'5 (3.18m x 2.87m)

BEDROOM THREE

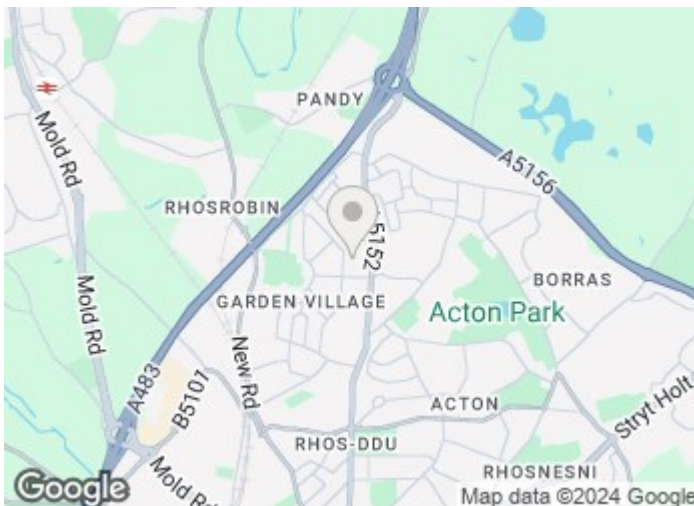
10'4 x 8'0 (3.15m x 2.44m)

FAMILY BATHROOM

10'5 x 8'9 (3.18m x 2.67m)

OUTSIDE

COUNCIL TAX BAND - D



[Directions](#)





Floor Plan

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