



2 Garden Court

Garden Village, Wrexham, LL11 2SQ

Tamworth House is a large extended 5 bedroom (3.5 bathroom) detached family home set amongst generous gardens located within this much favoured select development known as Garden Court in the area known as Garden Village. Enjoying a convenient range of amenities, shopping facilities, schools and excellent road links to Wrexham and Chester, the accommodation briefly comprises an entrance vestibule, welcoming hall with stairs to 1st floor landing, cloaks/w.c., spacious lounge with pleasant aspect over the front garden, family room with access to the rear garden, fitted kitchen which continues into a dining room. The 1st floor landing connects the 5 bedrooms and a family bathroom. The principal bedroom has an en-suite bathroom and the guest bedroom has an en-suite shower room. To the outside, the property is set behind a relatively long driveway and turning area providing ample parking alongside a lawned garden and leading to a double garage with electric door. The large and established rear garden is a particular feature of the property and provides an excellent outdoor entertaining space for both children and adults with sunny aspect patio for outdoor dining, lawned gardens extending to the side and rear, privacy hedging and flower beds. Energy Rating - TBC

Price £550,000

2 Garden Court

Garden Village, Wrexham, LL11 2SQ



- A large extended detached family house set amongst generous gardens
- Spacious lounge, family room
- Family bathroom
- Lawned gardens extending to the side and rear
- Located within this much favoured select development
- Kitchen, dining room
- Driveway and turning area
- Entrance vestibule, welcoming hallway
- Five bedrooms (2 en-suite)
- Double garage

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

ENTRANCE VESTIBULE

HALLWAY

CLOAKROOM/W.C

LOUNGE

19'0 x 12'4 (5.79m x 3.76m)

FAMILY ROOM

22'9 max x 15'3 max (6.93m max x 4.65m max)

KITCHEN

15'9 x 10'0 (4.80m x 3.05m)

DINING ROOM

15'8 x 9'0 (4.78m x 2.74m)

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

13'4 x 11'8 (4.06m x 3.56m)

EN-SUITE

15'7 x 7'8 (4.75m x 2.34m)

BEDROOM TWO

12'2 x 12'1 (3.71m x 3.68m)

EN-SUITE

7'9 x 5'9 (2.36m x 1.75m)

BEDROOM THREE

12'1 x 9'6 (3.68m x 2.90m)

BEDROOM FOUR

9'9 x 8'4 (2.97m x 2.54m)

BEDROOM FIVE

9'0 x 7'2 (2.74m x 2.18m)

FAMILY BATHROOM

7'2 x 6'8 (2.18m x 2.03m)

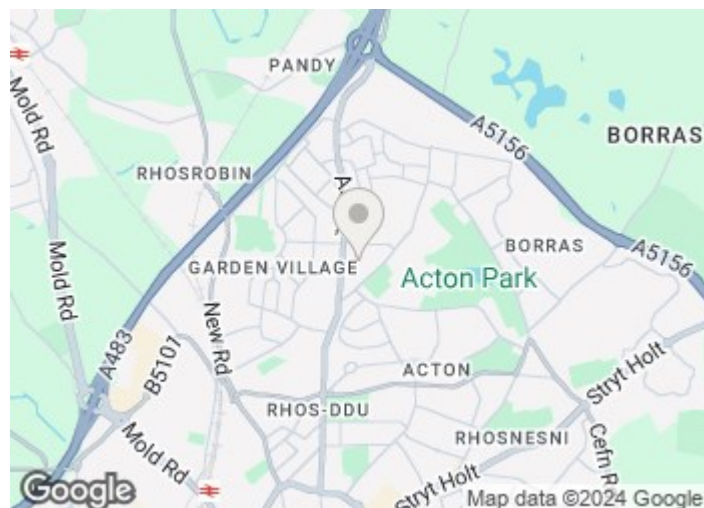
OUTSIDE

GARAGE

16'6 x 15'9 (5.03m x 4.80m)

GARDENS

COUNCIL TAX BAND - G



[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		65	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	