
Wingetts

More than just estate agents



84 Lambourne Court, Gwersyllt, LL11 4FD

Offers In Excess Of £340,000

A beautifully presented 4 bedroom (1 en-suite) detached family home with double garage, conservatory and a private sunny aspect garden situated within this modern popular development on the fringe of the village of Gwersyllt with its excellent range of amenities and road links. The accommodation briefly comprises a pillared entrance porch with composite door opening to a welcoming hall with attractive Oak veneer doors and central staircase. Cloaks/w.c. with utility cupboard off, generous lounge with access to the conservatory which enjoys a pleasant aspect over the garden. Spacious open plan fitted kitchen and dining room. The 1st floor landing gives access to the 4 bedrooms, 2 with fitted wardrobes, and a family bathroom. Externally a private drive provides ample parking, double garage, gardens to front and enclosed garden with patio areas and lawn which is ideal for entertaining both children and adults. Energy Rating - C (79)

LOCATION

Located on the fringe of the village of Gwersyllt within a modern development that includes a children's play area, and enjoys excellent road links to Wrexham, Chester, Shropshire and Mold. The village offers a wide range of amenities including both primary and secondary schools, train station, supermarkets and convenience stores as well as the nearby Alyn Waters Country Park that offers picturesque walks.

DIRECTIONS

From Wrexham City Centre proceed along Mold Road passing the University on the right. Continue across the next 2 roundabouts onto the A541. Proceed past the farm shop on the right, straight across the next roundabout and then take a right turn into the development and Hardwick Drive. At the junction turn right, take the 2nd right turn onto Lambourne Court and the property will be observed on the left within the small cul de sac.

ON THE GROUND FLOOR

Open fronted pillared porch with sensor welcome light and part glazed contemporary door opening to:

HALLWAY

Featuring wood effect flooring, stairs to first floor landing, radiator, oak veneer internal doors and useful understairs storage cupboard.

CLOAKS/W.C

Appointed with a close coupled w.c with dual flush, corner wash basin with tiled splashback, radiator, tiled flooring and an internal door leading to the utility cupboard housing the plumbing for washing machine, wall mounted gas fired central heating boiler, central heating control, work surface and wall cupboard.

LOUNGE 18'8 x 11'0 (5.69m x 3.35m)

A well proportioned reception room with upvc double glazed window to front, two radiators and upvc French doors opening to:

CONSERVATORY 11'4 x 8'2 (3.45m x 2.49m)

Upvc double glazed windows on a brick plinth and sliding patio doors opening to the garden, wood effect flooring, wall light points and high level electric socket for wall mounted television.

KITCHEN/DINING ROOM 18'8 x 9'3 (5.69m x 2.82m)

A sociable entertaining space with the kitchen area appointed with a shaker style range of base and wall cupboards complimented by work surface areas incorporating a Smeg four ring gas hob with stainless steel extractor hood above and wide cutlery and pan drawers below, stainless steel oven/grill, AEG integrated microwave, integrated dishwasher, part tiled walls, upvc double glazed window to front and tiled flooring that continues into the dining area with upvc double glazed window, radiator and built-in shelving.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, white panelled doors off to all rooms, airing cupboard housing the hot water cylinder with slatted shelving, ceiling hatch to roof space and radiator.

BEDROOM ONE 13'4 max x 11'2 (4.06m max x 3.40m)

Upvc double glazed window, four sliding door fitted wardrobe, radiator and two panel door opening to:

EN-SUITE

Appointed with a close coupled w.c with dual flush, wall hung wash basin with mixer tap, shower enclosure with mains thermostatic shower, chrome heated towel rail, part tiled walls, tiled flooring, upvc double glazed window, extractor fan, inset ceiling spotlights and shaver socket.

BEDROOM TWO 9'5 x 9'2 (2.87m x 2.79m)

Upvc double glazed window, radiator and three sliding door fitted wardrobe.

BEDROOM THREE 9'6 x 7'2 (2.90m x 2.18m)

Upvc double glazed window and radiator.

BEDROOM FOUR 7'7 x 7'1 (2.31m x 2.16m)

Currently fitted with a modern range of office furniture including drawer units, desk and storage cupboards, upvc double glazed window and radiator.

FAMILY BATHROOM 9'2 x 5'5 (2.79m x 1.65m)

Appointed with a wall hung wash basin with mixer tap, close coupled w.c, bath with mains thermostatic shower above and splash screen, upvc double glazed window, part tiled walls, tiled flooring, shaver socket and chrome heated towel rail.

OUTSIDE

The property is approached along a private driveway providing parking for four cars and leading to:

DETACHED DOUBLE GARAGE 16'4 x 16'2 (4.98m x 4.93m)

Having metal up and over door, inset ceiling spotlights, plastered and painted internal walls, electric sockets and alarm.

GARDENS

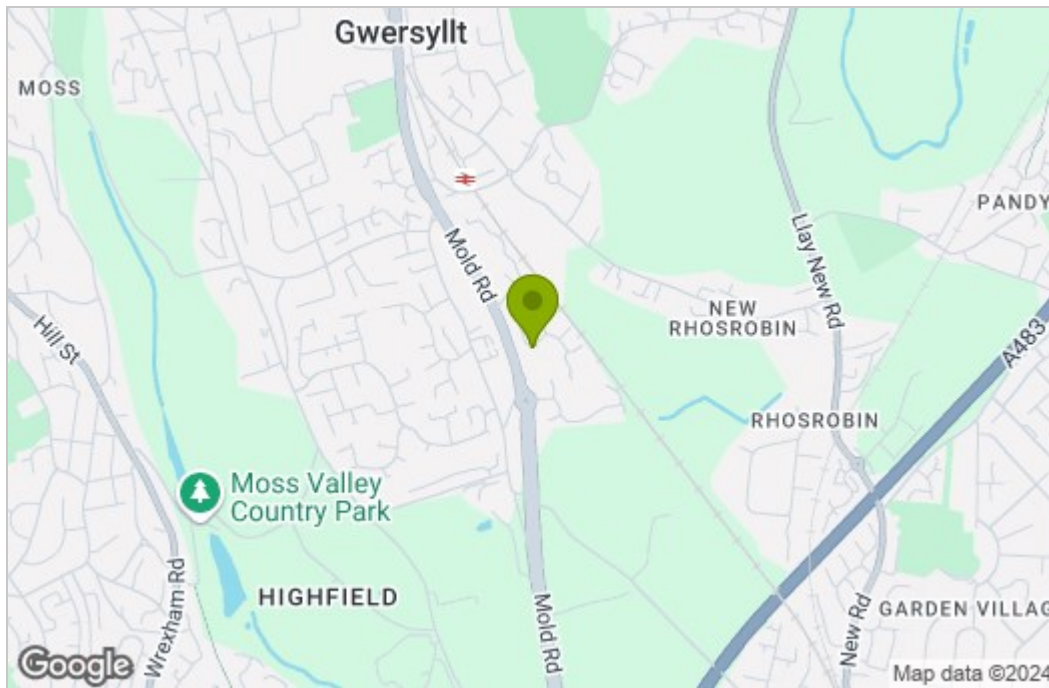
To the front of the property is an artificial lawn with decorative railings to boundary, flowerbed and side brick paved area with cold water tap and external electric socket. A side gate leads to the garden which benefits from a private and sunny aspect and includes a paved patio area, shaped lawn with further patio which is ideal for outdoor entertaining, flowerbeds and external socket, all of which is enclosed to provide a safe family environment.



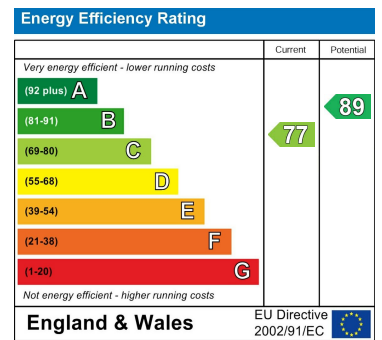
Floor Plan



Area Map



Energy Efficiency Graph



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.