



26 Belvedere Drive, Wrexham, LL11 2BG

Offers Over £225,000

A spacious 3 bedroom semi detached home having the benefit of private rear garden with useful garden room/home office and Solar panels providing low cost electric. Conveniently located on the fringe of the city centre within walking distance of a range of amenities and excellent road links, the accommodation briefly comprises a composite entrance door opening to enclosed porch, hall with useful store cupboards, inner hall with stairs to 1st floor landing, well proportioned lounge with log burner, spacious open plan kitchen dining family room with bi fold doors to the rear garden, bathroom. The 1st floor landing gives access to the 3 bedrooms, 2 of which are double. To the outside, a concrete patterned drive provides parking for 3 cars and the rear garden enjoys a good degree of privacy and has been designed for entertaining and low maintenance with artificial grass and seating areas. A useful Garden room 7m x 4m has multiple uses including office, gym games room etc. Energy Rating - B (82)

LOCATION

The property is conveniently located within walking distance of Wrexham City Centre, the University, Plas Coch retail park, Wrexham Football Ground and bus and train stations. There are excellent road links to Chester and Shropshire allowing for daily commuting to the commercial centres of the region. Alyn Waters Country Park and Moss Valley Park are just a short drive providing pleasant countryside walks.

DIRECTIONS

Proceed into Wrexham City Centre along Mold Road and take the right turning just prior to Wrexham University onto Windsor Drive, at the junction turn right onto Belvedere Drive and the property will be observed on the left.

ON THE GROUND FLOOR

Part glazed composite entrance door opens to:

ENCLOSED PORCH

With two Velux roof light windows, composite door leading to the rear garden, tiled flooring and part glazed door to:

HALLWAY

With useful storage cupboards and internal door to:

INNER HALL

Having the warmth of underfloor heating, stairs to first floor landing and radiator.

OFFICE 5'8 x 3'5 (1.73m x 1.04m)

Upvc double glazed window and cloaks cupboard.

LOUNGE 15'8 x 11'4 (4.78m x 3.45m)

Heated tiled flooring, upvc double glazed window to front and log burner set within chimney breast.

KITCHEN/DINING/FAMILY ROOM 22'3 x 12'3 (6.78m x 3.73m)

A spacious entertaining space with the kitchen area appointed with a range of base and wall units with work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, four ring electric hob, upvc double glazed windows to side and rear, tiled flooring and upvc double glazed bi-fold doors leading to the rear garden.

BATHROOM

Appointed with a white suite of pedestal wash basin with mixer tap, low flush w.c, bath with electric shower over and part tiled walls.

ON THE FIRST FLOOR

Approached via the staircase from the inner hall to:

LANDING

With ceiling hatch to roof space and panelled doors off.

BEDROOM ONE 15'7 x 8'9 plus recess (4.75m x 2.67m plus recess)

Upvc double glazed windows to front and rear, radiator and built-in wardrobe.

BEDROOM TWO 10'2 x 7'7 (3.10m x 2.31m)

Upvc double glazed window to front and electric wall heater.

BEDROOM THREE 8'4 x 7'6 (2.54m x 2.29m)

Upvc double glazed window to rear, radiator and electric wall heater.

OUTSIDE

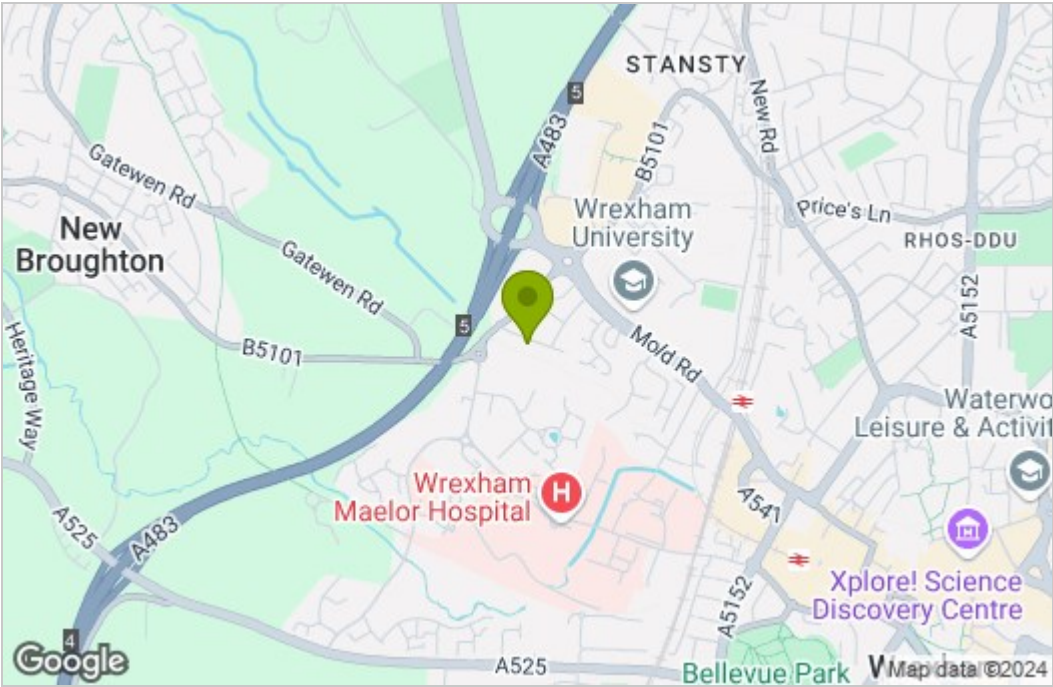
The property is approached along a concrete pattern driveway providing ample parking and guest parking with decorative gravelled borders and privacy fencing. The rear garden enjoys an excellent degree of privacy and has been designed for entertaining to include low maintenance artificial grass, covered seating areas ideal for barbeques and a versatile garden room/office (7m x 4m) having upvc double glazed French doors, lighting and power sockets.

PLEASE NOTE

The property has the benefit of 12 solar panels owned by the vendor which provides low electric costs and previous income in the region of £450 per year on average.



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		82	86
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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