



22 Pilgrim Way, Wrexham, LL13 9RA

Price £215,000

A spacious 3 bedroom semi detached house having a pleasant aspect overlooking the green with good sized private rear garden located within the popular residential development on the fringe of Wrexham having a range of amenities locally yet being just a short drive to a wider variety and schools. The accommodation briefly comprises a part glazed composite entrance door opening to the hall with staircase to 1st floor landing, spacious lounge with dual aspect, dining room, kitchen, utility and cloaks/w.c. The 1st floor landing connects the 3 bedrooms, all of which are well proportioned, and a bathroom with shower over bath. To the front of the property is a drive and decorative stone garden area whilst to the rear, the garden features a patio, lawned garden, decorative slate pathways and garden shed. Energy Rating - E (47)

LOCATION

Pentre Maelor is an established residential area centred around areas of large open greens located approximately 2 ½ miles from Wrexham City Centre and close to the village of Marchwiel with its range of amenities, primary school and local bus service. Wrexham, Chester, Whitchurch and Oswestry are all within daily commuting and the Wrexham Industrial Estate is in close proximity.

DIRECTIONS

Proceed from Wrexham along the A525 in the direction of Whitchurch passing through the village of Marchwiel to the roundabout. Take the 1st exit and continue to the next roundabout, take the 2nd exit at this roundabout and 2nd exit at the next roundabout onto Bridge Road South. Take the 3rd left turn into Pentre Maelor and at the junction, turn left again, follow the road along Pilgrim Way and the property will be observed on the left.

ON THE GROUND FLOOR

Part glazed composite entrance door opening to:

HALLWAY

With radiator, upvc double glazed window to front, wooden flooring, stairs to first floor landing and four panel door opening to:

DINING ROOM 12'9 x 9'0 (3.89m x 2.74m)

Upvc double glazed window providing a pleasant aspect overlooking the green and radiator.

LOUNGE 17'6 x 9'4 (5.33m x 2.84m)

A good sized reception room having a dual aspect with upvc double glazed window to front and double glazed sliding patio doors opening to the rear garden, wood effect flooring and radiator.

KITCHEN 17'3 x 8'1 into recess (5.26m x 2.46m into recess)

Fitted with a range of base units complimented by wood block work surface areas incorporating a twin ceramic sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, plumbing for dishwasher, gas cooker point, radiator, double glazed external door and wood flooring.

UTILITY 10'7 x 10'5 max (3.23m x 3.18m max)

Plumbing for washing machine, Ideal gas combination boiler, part glazed composite door to front and upvc double glazed door to rear, tall larder style cupboard and tiled flooring.

CLOAKROOM/W.C

Low flush w.c, window, inset spotlights, part tiled walls and tiled flooring.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With ceiling hatch to roof space with pull-down loft ladder and partial boarded flooring, upvc double glazed window and doors off.

BEDROOM ONE 11'3 x 9'1 (3.43m x 2.77m)

Floor to ceiling sliding door wardrobes, upvc double glazed window with pleasant aspect overlooking the green and radiator.

BEDROOM TWO 12'9 x 7'8 plus recess (3.89m x 2.34m plus recess)

Upvc double glazed window to front, radiator and wood effect flooring.

BEDROOM THREE 11'4 x 6'0 (3.45m x 1.83m)

A good sized third bedroom with upvc double glazed window to rear and radiator.

BATHROOM 8'4 x 4'9 (2.54m x 1.45m)

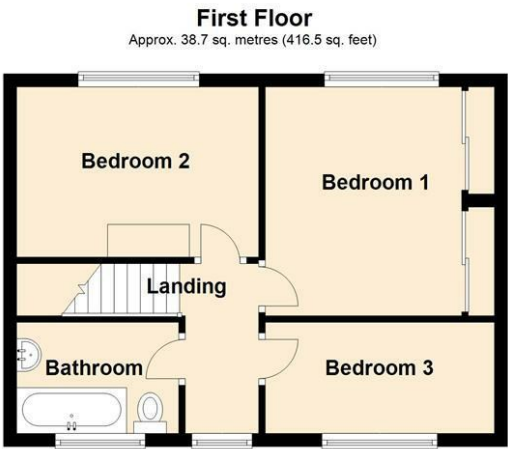
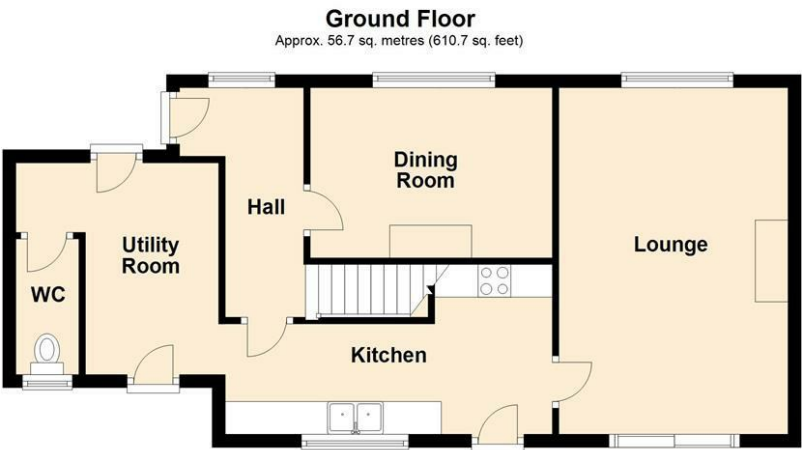
Appointed with a white suite of pedestal wash basin, low flush w.c, double ended bath with mains thermostatic shower and splash screen, upvc double glazed window, radiator, fully tiled walls and tiled flooring.

OUTSIDE

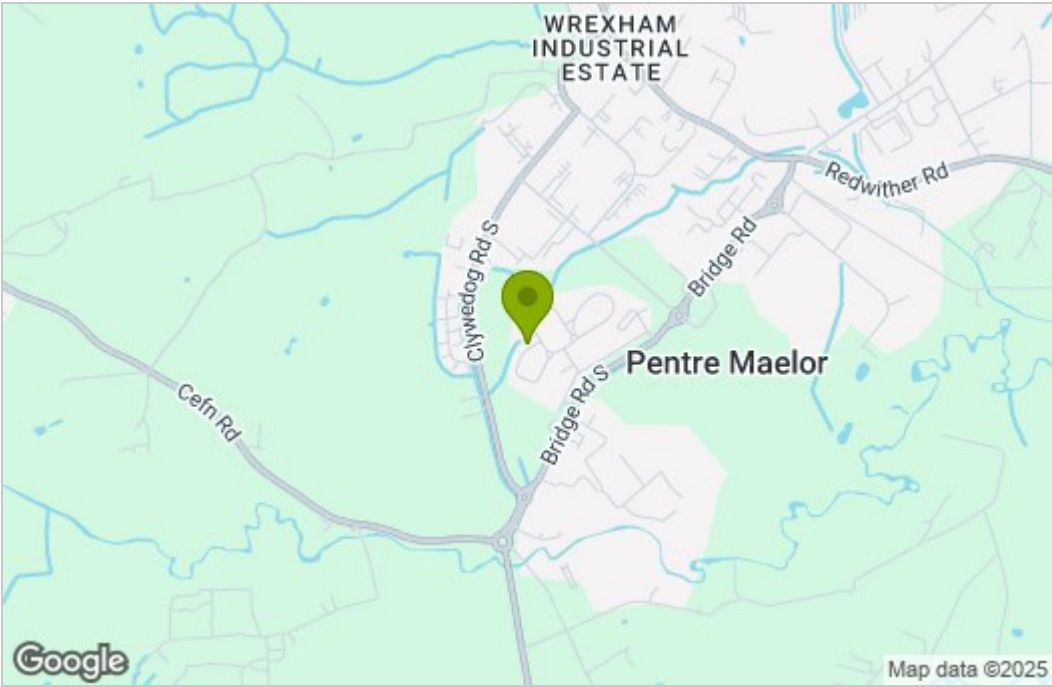
The property is approached from the front via a driveway alongside a gravelled garden. The rear garden is a particular feature of the property enjoying a good degree of privacy and an excellent outdoor entertaining area for adults and children to include a patio area, lawned garden, decorative slate pathways, garden shed and rear access gate.



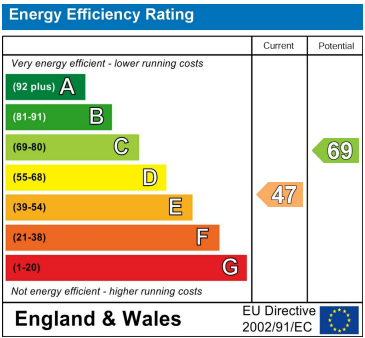
Floor Plan



Area Map



Energy Efficiency Graph



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