



92 Maes Glyndwr, Wrexham, LL11 2DQ
Offers In Excess Of £285,000

NEW to the market is this delightful and well presented three bedroom detached family residence positioned in a recently built sought after development close to the University and Wrexham Football ground. This property offers modern and spacious living accommodation briefly comprising; entrance hallway, lounge, cloakroom, study, kitchen/dining room to the ground floor. On the first floor there are three bedrooms with an en-suite to the Master Bedroom and a family bathroom. The property benefits from gas central heating and double glazed windows throughout. Externally the property has a driveway which offers off road parking for two vehicles and there are delightful gardens to the rear of the property, perfect for outdoor entertaining. This lovely property would make a perfect family home and an internal inspection is absolutely essential to fully appreciate what is on offer for sale. Energy Rating - B

Location

The property is located in cul-de-sac close to Wrexham Football Ground and within easy walking distance of Glyndwr University, Wrexham town centre and the Maelor Hospital. There are good road links to the A483 bypass which allows for daily commuting to the major commercial and industrial centres of the region including the Wrexham industrial estate and the Plas Coch retail park with its variety of shopping facilities and social amenities is nearby.

Directions

From Wrexham city centre proceed along Mold Road passing Glyndwr University on your right. At the roundabout take the 3rd exit as if going towards Sainsbury's. At the next roundabout take the 3rd exit and then turn into Maes Glyndwr and follow the road around and the property will be observed on the right.

On The Ground Floor

Part glazed composite entrance door opens to:

Hallway

With lino flooring, mains wired smoke alarm, carpeted staircase to first floor landing and panel door opening to:

Lounge 14'10 (into bay) x 13'9 (max) (4.52m (into bay) x 4.19m (max))

This inviting space enjoys a double glazed bay window, fitted carpet, power points, TV Point, phone point and radiator.

Kitchen/Dining Room 16'11 x 12'1 (5.16m x 3.68m)

A modern fitted with a range of wall and base units with worktops and tiled splashback, lino flooring, power points, sink with drainer and mixer tap, Ideal combi boiler, integrated appliances include a electric oven, gas hob, fridge/freezer, dishwasher, washer/dryer. Additionally there are double glazed windows and patio doors leading to the study.

Study 10'1 x 8'4 (3.07m x 2.54m)

With lino flooring, power points and radiator.

On The First Floor

Approached via the staircase from the hallway to:

Landing

With fitted carpet, ceiling hatch to roof space, mains wired smoke alarm, radiator, storage cupboard, upvc double glazed window and four panel doors off.

Master Bedroom 12'2 x 10'5 (3.71m x 3.18m)

Front aspect double bedroom with fitted carpet, double glazed window, power points, radiator and thermostat control system.

En-suite 10'5 x 3'3 (3.18m x 0.99m)

With lino flooring, low level WC, shower cubicle with

main shower, hand wash basin, shaver point, heated towel rail and frosted double glazed window.

Bedroom Two 10'1 x 9'5 (3.07m x 2.87m)

Rear aspect double bedroom with fitted carpet, power points, radiator and double glazed window.

Bedroom Three 8'7 x 6'2 (2.62m x 1.88m)

Front aspect single bedroom with fitted carpet, power points, radiator and double glazed window.

Family Bathroom 6'6 x 5'9 (1.98m x 1.75m)

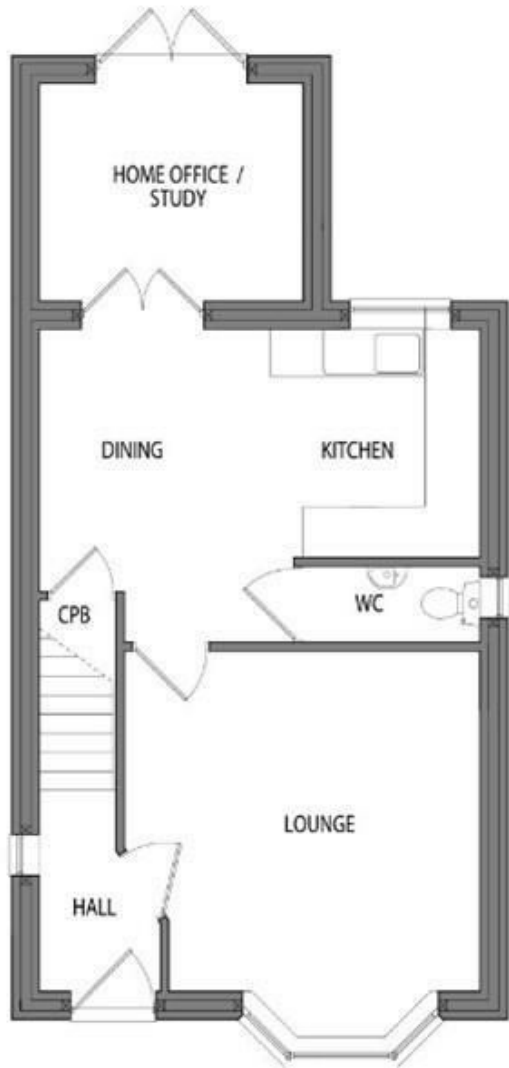
Well appointed with a bath, pedestal wash basin, WC, part tiled walls, lino flooring, shaver point and frosted doubled glazed window.

Exterior

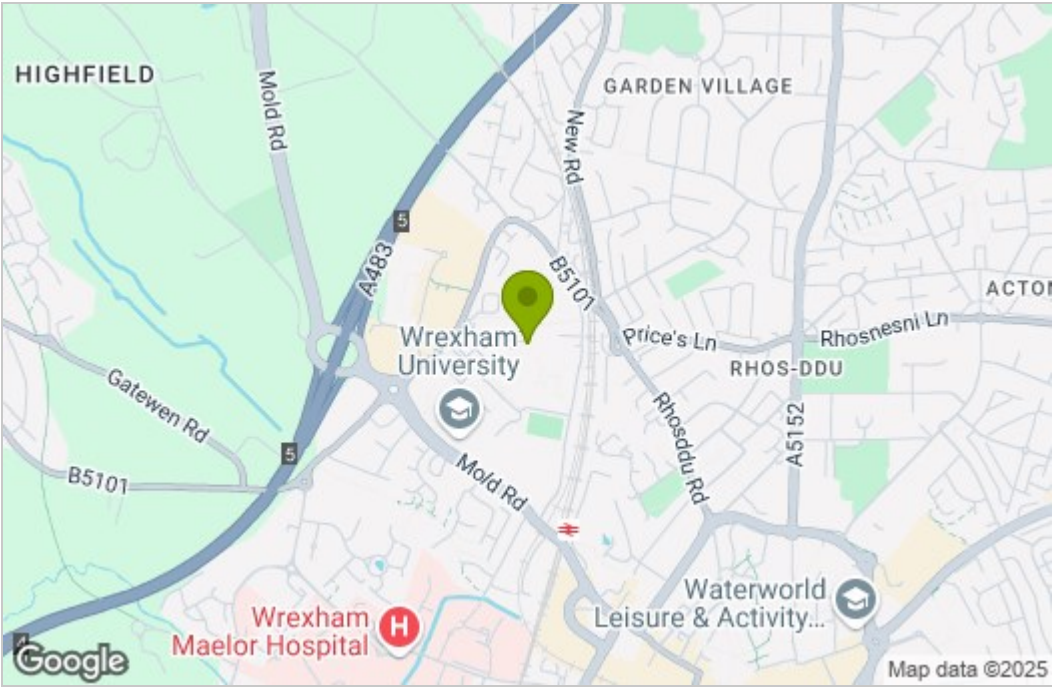
The property is approached along a driveway providing parking for two vehicles. A path leads to the rear garden which is mainly lawned and includes a patio area perfect for entertaining guests and soaking up the sunshine.



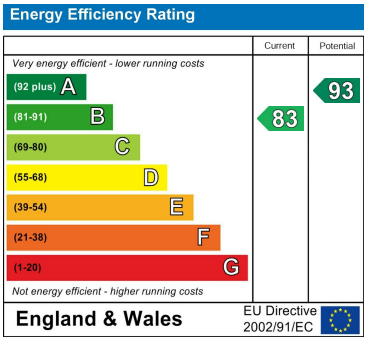
Floor Plan



Area Map



Energy Efficiency Graph



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