



**2 Green Park, Wrexham, LL13 7YE**  
**Offers In Excess Of £450,000**

A spacious 6 bedroom ( 2 with en-suite ) detached family home with good sized gardens located within the sought after established development of Green Park adjoining the picturesque National Trust Parkland of Erddig that would benefit from a scheme of modernisation and within walking distance of highly regarded primary and secondary schools. This property briefly comprises a conservatory/entrance hall, further hall with stairs to first floor landing, washroom, lounge, conservatory, sitting room, dining room, spacious kitchen, 3 further conservatories and utility. The 1st floor landing gives access to the 6 bedrooms (2 en-suite shower rooms) and a family bathroom. Externally, a private driveway provides ample parking and guest parking to the front alongside a lawned garden. Double gates to the side lead to the rear garden which enjoys a good degree of privacy and includes patio and lawned areas. NO CHAIN. Energy Rating - TBC

## LOCATION

Located within the long established and highly desirable residential development known as Green Park which is enviably situated adjoining Erddig National Trust parkland which provides pleasant country walks. The well-regarded St Joseph's secondary school is only a short walking distance away together with a choice of primary schools. The A483 by-pass is with a short driving distance and provides for excellent communication links to the major commercial and industrial centres of the region to include Chester Business Park, Wrexham Industrial Estate and the North West. Wrexham Maelor Hospital is also within easy reach.

## DIRECTIONS

From Wrexham city centre take Bradley Road and through the traffic lights into Victoria Road, over the roundabout into Fairy Road and take the second right into Erddig Road. Take the third right into Green Park and the property will be observed on the left.

## ON THE GROUND FLOOR

Upvc double glazed French door opening to:

### CONSERVATORY HALL 11'2 x 10'9 (3.40m x 3.28m)

With tiled flooring, upvc double glazed windows and part glazed door opens to the:

### HALLWAY

Having tiled flooring, staircase to first floor landing, radiator, double doors opening to a storage cupboard, additional storage cupboard, cloaks area featuring porthole window, radiator, tiled flooring and six panel door opening to:

### WASH ROOM

Corner wash basin, w.c, chrome heated towel rail, part tiled walls and porthole style window.

### LOUNGE 20'0 x 14'2 (6.10m x 4.32m)

Tiled flooring, upvc double glazed bow window to front, two radiators, coving to ceiling, gas fire and archway through to:

### CONSERVATORY 13'1 x 11'0 (3.99m x 3.35m)

Tiled flooring, upvc double glazed windows on a brick plinth, two wall light points, external door and French door leading to additional conservatory.

### DINING ROOM 11'9 x 10'8 (3.58m x 3.25m)

Tiled flooring, radiator, serving hatch, connecting double doors to lounge, coving to ceiling and an open aspect to:

## CONSERVATORY

Continuation of the tiled flooring, upvc part glazed French doors, upvc double glazed windows on a brick plinth.

### KITCHEN 13'1 x 11'8 (3.99m x 3.56m)

Fitted with a range of white fronted base and wall units complimented by work surface areas incorporating a 1 ½ bowl sink unit with mixer tap, upvc double glazed window, four ring electric hob, oven and grill, plumbing for washing machine, radiator, coving to ceiling and access door to:

### CONSERVATORY 13'1 x 10'4 (3.99m x 3.15m)

Tiled flooring, upvc double glazed windows on a brick plinth, upvc double glazed window, external door and wall light point.

### UTILITY 15'2 x 4'9 (4.62m x 1.45m)

Fitted with a range of base and wall units, radiator, twin sink unit and Ideal Logic gas central heating boiler.

### CONSERVATORY 9'4 x 8'7 (2.84m x 2.62m)

Upvc double glazed windows on a brick plinth, tiled flooring, French doors.

### SITTING ROOM 14'0 x 15'5 (4.27m x 4.70m)

Tiled floor, upvc double glazed bay window to front, gas fire set within marble surround, radiator and coving to ceiling.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With two upvc double glazed windows, tiled flooring and ceiling hatch to roof space.

### BEDROOM ONE 13'2 x 11'2 (4.01m x 3.40m)

Upvc double glazed window to front, radiator and internal door opening into a shower area with shower tray with electric shower unit, chrome heated towel rail and fully tiled walls.

### EN-SUITE BATHROOM

Appointed with a low flush w.c, Jacuzzi bath, pedestal wash basin, fully tiled walls, chrome heated towel rail, ceiling spotlights and upvc double glazed window.

### BEDROOM TWO 12'3 x 7'5 (3.73m x 2.26m)

Ceiling hatch to roof space, upvc double glazed window to side, radiator and wash basin.

### BEDROOM THREE 14'7 x 11'9 (4.45m x 3.58m)

Upvc double glazed window to rear, radiator, two door wardrobe and internal door to:

### EN-SUITE SHOWER ROOM

Appointed with a pedestal wash basin, low flush w.c, shower enclosure with mains thermostatic shower, part tiled walls and upvc double glazed window.

### BEDROOM FOUR 9'7 x 7'7 (2.92m x 2.31m)

Upvc double glazed window, radiator, two door built-in wardrobe and tiled flooring.

### BEDROOM FIVE 12'0 x 11'7 (3.66m x 3.53m)

Upvc double glazed window to rear, radiator and two door built-in wardrobe.

### BEDROOM SIX 12'0 x 10'1 (3.66m x 3.07m)

Upvc double glazed window to rear, radiator and two door built-in wardrobe.

### FAMILY BATHROOM 7'7 x 6'2 (2.31m x 1.88m)

Appointed with a free standing roll top bath with central mixer tap and shower above, pedestal wash basin, low flush w.c, fully tiled walls, tiled flooring, radiator, inset ceiling spotlights and extractor fan.

## OUTSIDE

To the front of the property is a private driveway providing plenty of parking alongside a mainly lawned garden. Double timber gates lead to the rear enclosed garden which enjoys a sunny and private aspect and includes lawned and patio areas.

## PLEASE NOTE

The property has solar panels owned by a third party with approximately 12 years left to run on the lease.



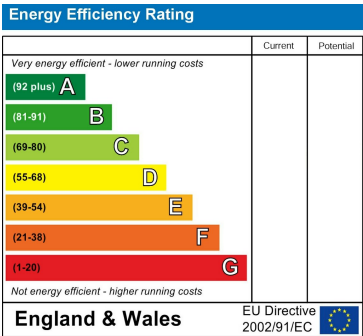


Floor Plan

Area Map



Energy Efficiency Graph



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