



2 Craigmillar Road, Wrexham, LL12 7AR
Offers In Excess Of £400,000

An excellent opportunity to purchase a spacious 4 bedroom 5 reception room detached family home with private gardens, 2 driveways for ample parking and garage located on the fringe of the city centre along a private road having the benefits of an excellent choice of amenities, restaurants and public transport within walking distance together with good road links to Chester and the North West. The well proportioned accommodation requires some upgrading and comprises a central entrance hall with staircase to 1st floor, lounge with open fire and double bi fold doors opening to the family sized dining room which adjoins the spacious kitchen breakfast room, sitting room, 2 conservatories, hobby/games room, utility and cloaks/w.c. The 1st floor landing connects the 4 bedrooms, (3 doubles) 1 with en-suite bathroom and a modern bathroom with walk in shower and bath. To the outside, the drive leads to the garage with electric door, additional driveway and garden area. The private rear garden offers excellent entertaining space to include patio area, lawn, flower beds and established hedging. NO CHAIN. Energy Rating - E (42)

LOCATION

Craigmillar Road has long been established as a much sought after residential location enjoying the benefits of the city centre and all its amenities and shopping facilities as well as both primary and secondary schools and a frequent bus service into Wrexham and Chester being only a short distance away. A Doctors surgery is within easy reach and there are excellent road links that provide for daily commuting to the major commercial and industrial centres of the region.

DIRECTIONS

From Wrexham City Centre proceed along Chester Street into Chester Road. At the traffic lights turn right onto Penymaes Avenue and next right into Craigmillar Road and the property will be observed after a short distance.

ON THE GROUND FLOOR

Open fronted entrance porch with upvc part glazed door leading to:

SPACIOUS HALLWAY 19'9 x 7'4 (6.02m x 2.24m)

Having stairs to first floor landing with storage cupboard below, large feature internal window, radiator and deep coving to ceiling.

LOUNGE 16'8 x 14'1 (5.08m x 4.29m)

Upvc double glazed window to front, open fire set within fireplace, deep coving to ceiling, wall light points and double bi-fold doors opening to:

DINING ROOM 11'9 x 13'7 (3.58m x 4.14m)

Deep coving to ceiling, radiator, patio doors leading to the conservatory and an internal door opening to:

KITCHEN/BREAKFAST ROOM 20'8 x 11'9 (6.30m x 3.58m)

Fitted with an extensive range of base and wall cupboards complimented by work surface areas incorporating a twin bowl stainless steel sink unit with mixer tap and window above overlooking the rear garden, part tiled walls, tiled flooring, four ring electric hob with extractor hood above, double oven/grill, two radiators and built-in storage cupboard.

SITTING ROOM 19'5 x 11'9 (5.92m x 3.58m)

Upvc double glazed window to front, two radiators, deep coving to ceiling and wall light points.

CONSERVATORY 18'3 x 11'4 (5.56m x 3.45m)

Upvc double glazed windows on a brick plinth overlooking the rear garden, electric wall heater, tiled flooring and part glazed door opening to:

HOBBY/GAMES ROOM 25'5 x 8'2 (7.75m x 2.49m)

A versatile reception room with lighting, power sockets and windows to front and rear.

REAR HALL

Tiled floor, radiator, part glazed external door and internal door opening to:

CLOAKS/W.C

Appointed with a low flush w.c, wall mounted wash basin, window and part tiled walls.

UTILITY 8'0 x 7'5 (2.44m x 2.26m)

Fitted wall cupboards, work surface area with stainless steel sink unit and oil fired central heating boiler.

CONSERVATORY 9'2 x 7'8 (2.79m x 2.34m)

Accessed off the rear hall with upvc double glazed floor to ceiling windows to two sides, French door and tiled flooring.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, ceiling hatch to roof space and airing cupboard housing the hot water cylinder with slatted shelving.

BEDROOM ONE 19'5 x 11'9 (5.92m x 3.58m)

Upvc double glazed window to front, radiator, two door storage cupboard and part glazed door leading to:

EN-SUITE 11'9 x 7'1 (3.58m x 2.16m)

Appointed with a four piece suite of twin grip panelled bath, pedestal wash basin, bidet and low flush w.c.

BEDROOM TWO 12'1 x 11'9 (3.68m x 3.58m)

Upvc double glazed window overlooking the rear garden, radiator, built-in wardrobes and dressing table.

BEDROOM THREE 14'9 x 11'9 (4.50m x 3.58m)

Upvc double glazed window to front, radiator, built-in wardrobes, fitted wardrobes and over bed storage cupboard.

BEDROOM FOUR 9'1 x 7'8 (2.77m x 2.34m)

Upvc double glazed window to front and radiator.

FAMILY BATHROOM 11'6 x 8'0 (3.51m x 2.44m)

Appointed with a modern white suite of bath with mixer tap, low flush w.c, double ended wash basin with mixer tap set within full width vanity cupboards, illuminated mirror, corner shower area with electric shower unit, chrome heated towel rail, fully tiled walls and upvc double glazed window.

OUTSIDE

The property is approached along a private driveway leading to:

DOUBLE GARAGE 19'3 x 13'9 (5.87m x 4.19m)

Having the benefit of an electric up and over door, rear external door and side window.

GARDENS

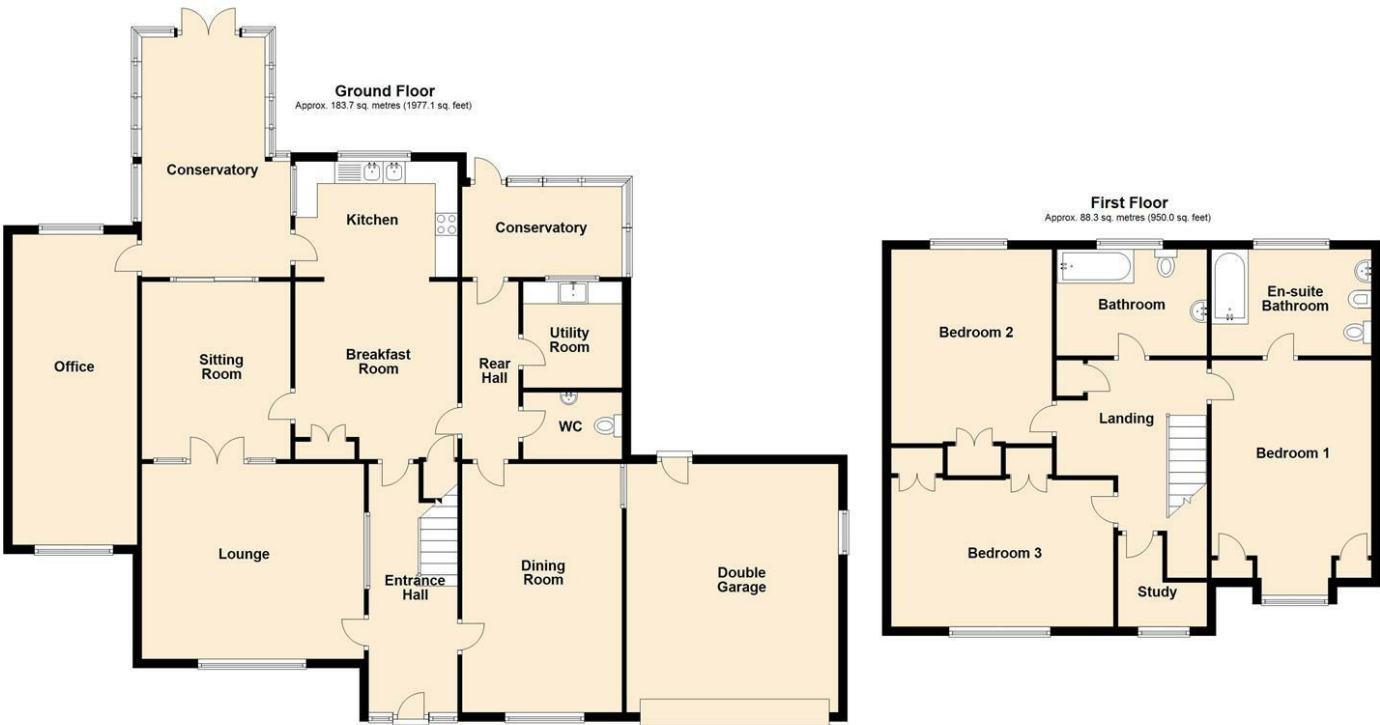
A front paved area provides additional parking and further driveway, flowerbeds and hedging. A gated side path leads to the rear garden which provides a private and excellent outdoor entertaining space to include a paved patio, lawned garden area, brick store shed, flowerbeds and established privacy hedging and trees.

PLEASE NOTE

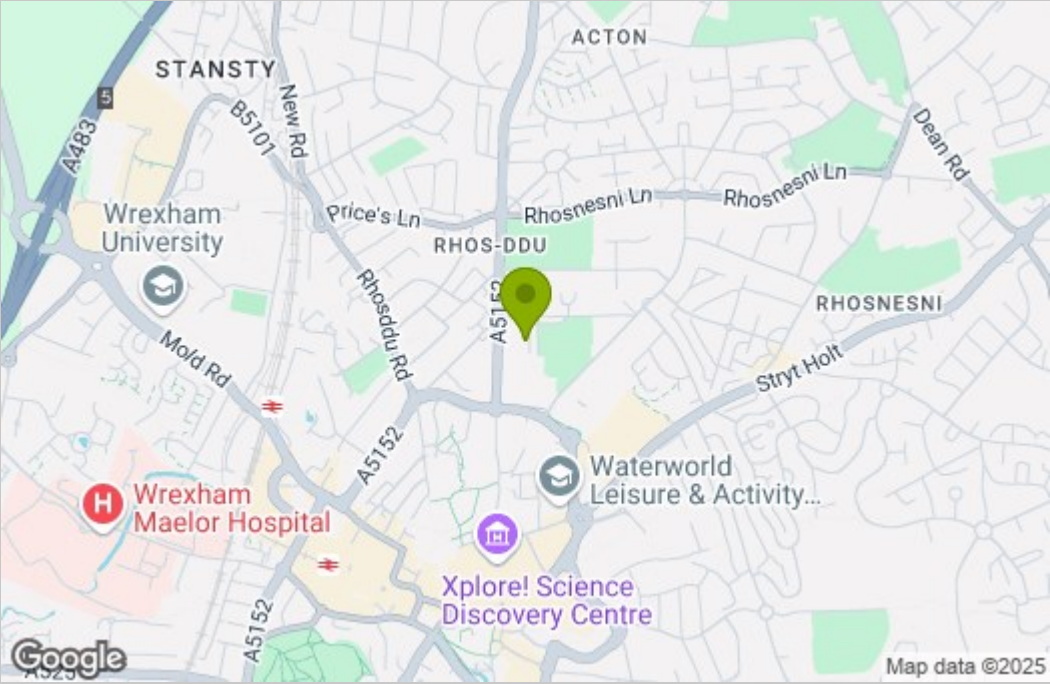
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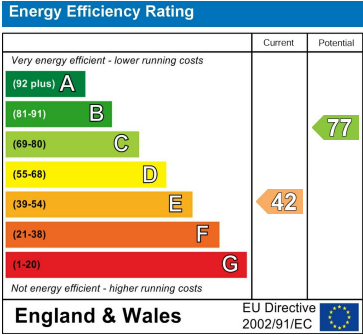
Floor Plan



Area Map



Energy Efficiency Graph



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