



17 Solway Court, New Broughton, Wrexham, LL11 6EX
Offers In Excess Of £280,000

A spacious 3 double bedroom detached family home with impressive open plan kitchen dining room, garage and sunny aspect rear garden situated on a no through road overlooking a woodland area within this popular residential development.

The accommodation has the benefit of gas fired central heating, Upvc double glazing and briefly comprises composite entrance door opening to the hall with staircase off to 1st floor, cloaks/w.c., bay window fronted lounge, spacious open plan kitchen dining room with integrated appliances and French doors opening to the rear garden. The 1st floor landing gives access to the 3 double bedrooms (1 en-suite) and a family bathroom. Externally, the private drive leads to the garage alongside mainly lawned garden which could be utilised for further parking if required. The rear garden features a large partly covered patio with lawn beyond and further patio area. Energy Rating - C (76)

LOCATION

This property is very well positioned within this modern development overlooking a woodland with countryside walks leading to Moss Valley Country Park and on a no through road for peace and quiet. Conveniently located just a short drive from Wrexham City Centre and all its shopping facilities, social amenities, public transport and excellent road links to Chester, Shropshire and the major commercial and industrial centres of the region. There are both primary and secondary schools within the catchment.

DIRECTIONS

From Wrexham City Centre proceed along Mold Road passing the University on the right. At the roundabout take the 1st exit passing B and Q. Take the 2nd exit at the next roundabout, under the bridge and then turn right. At the mini roundabout take the 2nd exit into the development originally known as Gatewen Village. Proceed along Whitehead Drive until the right turn into Solway Court, follow the road to the left and the property will be observed on the left.

ON THE GROUND FLOOR

Part glazed composite entrance door opening to:

HALLWAY

Featuring quality Karndean wood effect flooring, stairs to first floor landing, radiator and integral door to garage.

CLOAKS/W.C

Appointed with a low flush w.c, wall hung wash basin with tiled splashback, tiled flooring, upvc double glazed window and radiator.

LOUNGE 16'4 x 11'7 (4.98m x 3.53m)

A good sized reception room featuring a upvc walk-in double glazed window to front providing a pleasant tree lined aspect, radiator, continuation of the Karndean wood effect flooring and double doors opening to:

KITCHEN/DINING ROOM 23'5 x 9'9 (7.14m x 2.97m)

An impressive open plan sociable entertaining space with the kitchen area fitted with a range of base and wall cupboards complimented by work surface areas incorporating a four ring electric hob with pull-out extractor hood above, double oven/grill, 1 1/2 bowl stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, housing for fridge freezer, integrated dishwasher, integrated washing machine, tiled flooring that continues through to the dining area, two upvc double glazed windows, upvc double glazed French doors, two radiators and useful understairs storage cupboard.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With ceiling hatch to roof space, storage cupboard and cottage style doors off.

BEDROOM ONE 10'5 x 8'9 (3.18m x 2.67m)

Having the benefit of fitted sliding mirror fronted wardrobes, upvc double glazed window to front with tree lined aspect, radiator and internal door to:

EN-SUITE

Appointed with a close coupled w.c, wash basin set within vanity unit, shower enclosure with mains thermostatic shower, chrome heated towel rail, upvc double glazed window, part tiled walls, inset ceiling spotlights and extractor fan.

BEDROOM TWO 20'3 x 8'0 (6.17m x 2.44m)

A good sized second bedroom with upvc double glazed window to front, Velux roof light window and radiator.

BEDROOM THREE 10'0 x 8'6 (3.05m x 2.59m)

Another double bedroom with upvc double glazed window, radiator, wood effect laminate flooring and open fronted fitted wardrobe.

FAMILY BATHROOM

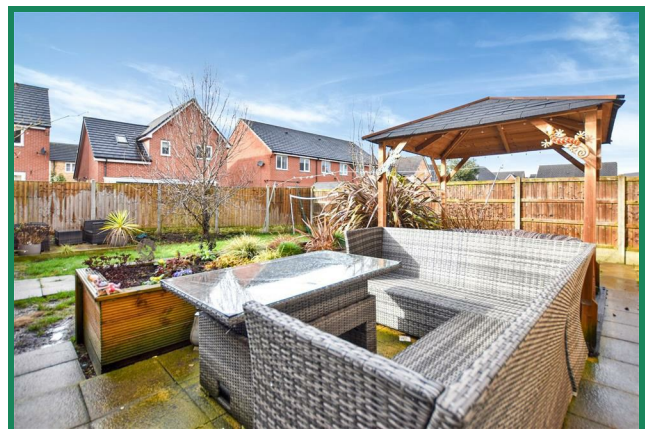
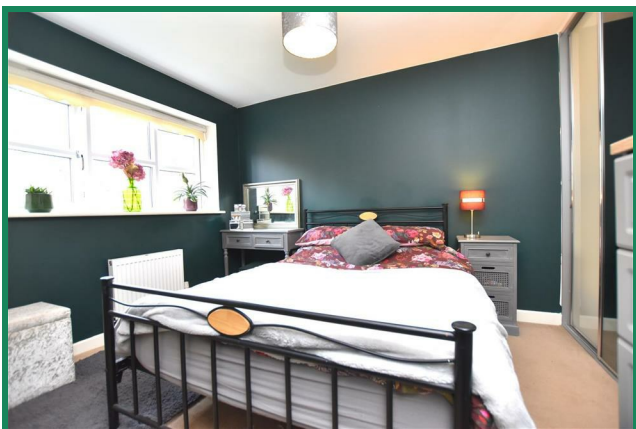
Appointed with a white suite of pedestal wash basin, low flush w.c, bath with electric shower over, upvc double glazed window, radiator, part tiled walls, tiled flooring, extractor fan and inset ceiling spotlights.

OUTSIDE

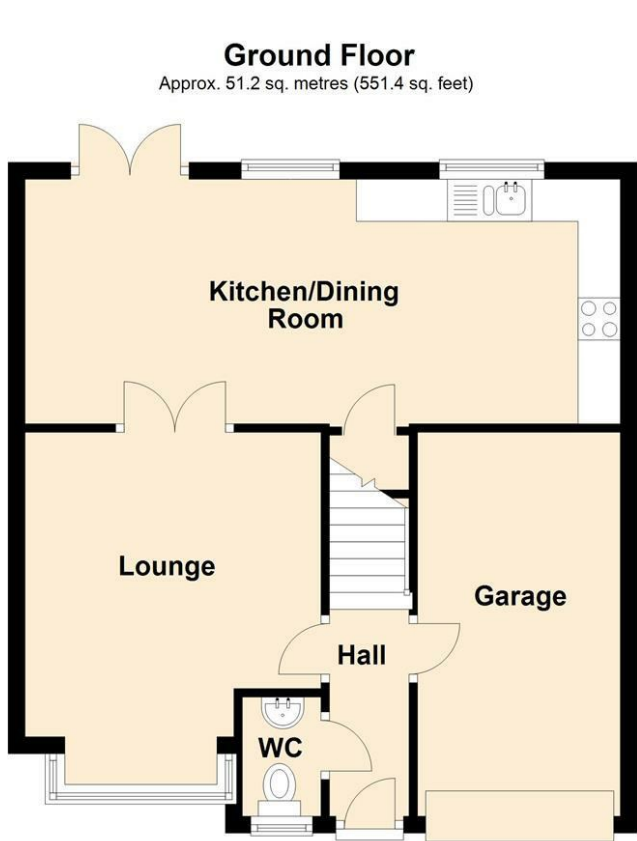
The property is approached along a private driveway that leads to the garage (16'7 x 8'2) having metal up and over door, lighting, power and gas combination boiler. To the side of the driveway is a paved path to the entrance door and a lawned garden which could be altered to provide additional parking if required. The path continues alongside the house, through a gate and into the rear garden which provides an excellent outdoor entertaining space for both children and adults to include a full width paved patio for outdoor entertaining, a covered section previously used for a hot tub, lawned area, further patio and cold water tap, all of which is enclosed to provide a safe family environment.

PLEASE NOTE

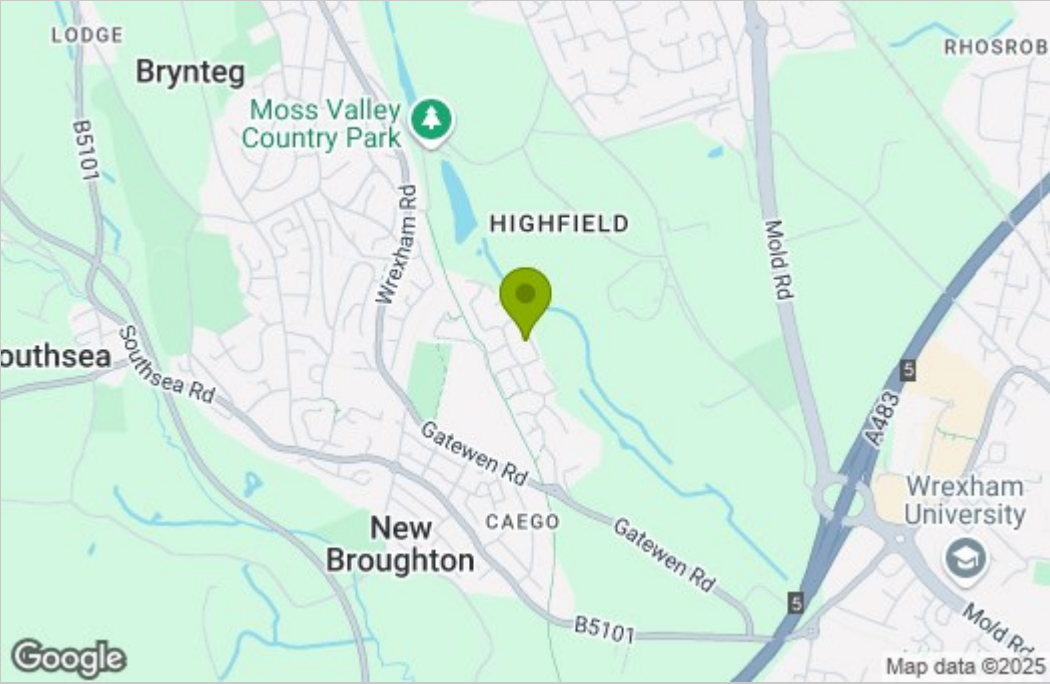
We have a referral scheme in place with Chesterton Grant Conveyancing . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.



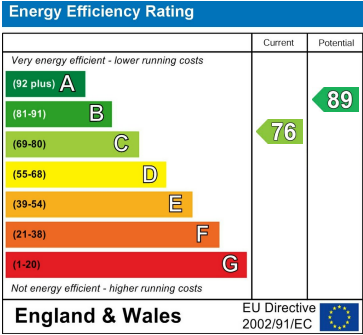
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.