



**14 Royton Close, The Ithens, Wrexham, LL13 7EP**

**Price £395,000**

A spacious and superbly located 4 bedroom detached family home with double garage and good sized rear garden situated adjoining the picturesque Erddig National Trust Parkland within this sought after residential development on the fringe of the city centre. The accommodation briefly comprises an open fronted porch, entrance hall with stylish staircase with glass balustrade, cloaks/w.c., spacious lounge, dining/sitting room adjoining the well appointed fitted kitchen/breakfast room overlooking the rear garden and a utility. The 1st floor landing connects the 4 well-proportioned bedrooms, 3 with fitted or built in wardrobes, principal bedroom having an en-suite shower room, and a family bathroom with bath and shower enclosure. To the outside, a patterned drive provides parking for 4/5 cars alongside a lawned garden, double garage with electric door, side gates open to a further drive leading to a timber built garage/workshop. The enclosed rear garden enjoys a particularly pleasant aspect and provides an excellent outdoor entertaining area for both children and adults with a large patio for alfresco dining, lawned area and additional timber decked patio. Energy Rating - D (57)



## LOCATION

A superbly located family home set within the residential development known as The Ithens which has long been regarded as a sought after residential area adjoining the picturesque National Trust Parkland of Erddig and is popular amongst walkers and dog owners. Being within easy reach of Wrexham City Centre there are an excellent range of High Street shopping facilities and social amenities nearby to include restaurants, pubs, health clubs, etc. There are excellent road links to the major commercial and industrial centres of the region including Chester, Shropshire and the North West together with the Hospital and University. The property is within walking distance of the highly regarded St Joseph's secondary school and Hickory's Restaurant.

## DIRECTIONS

Proceed towards Wrexham City Centre along the Mold Road passing the football ground and Wrexham general train station on the left hand side, continue into the right hand lane bearing right at the traffic lights and into the left hand lane, continue over the bridge, across the next roundabout, through the traffic lights into Victoria Road and across the next roundabout into Fairy Road. Take the third turning right into Sontley Road. Proceed past St Josephs school and Hickory's Restaurant, take the turn onto Ffordd Mailyln. Follow the road into Ithens Way and then left into Royton Close, left again and number 14 will be observed on the right.

## ON THE GROUND FLOOR

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

### WELCOMING HALLWAY

With wood effect flooring, glass balustrade with timber handrail, double doors to good sized cloaks cupboard, radiator and coving to ceiling.

### CLOAKS/W.C

Appointed with a low flush w.c, wash basin with tiled splashback, chrome heated towel rail, tiled flooring and double glazed window.

### LOUNGE 24'3 x 13'4 (7.39m x 4.06m)

A spacious reception room incorporating a dining area if required having a continuation of the wood effect flooring, double glazed bow window overlooking the front garden with radiator below, living flame gas fire in surround with marble hearth, two radiators, upvc double glazed French doors and side windows providing a pleasant aspect overlooking the rear garden towards Erddig, coving to ceiling and wall light point.

### DINING ROOM/SITTING ROOM 13'8 x 10'1 (4.17m x 3.07m)

A sociable entertaining space adjoining the kitchen with sliding patio doors leading to the rear garden, wood effect flooring, coving to ceiling and radiator.

### KITCHEN/BREAKFAST ROOM 15'8 x 10'2 (4.78m x 3.10m)

Well appointed with a fitted range of base and wall units complimented by work surface areas incorporating a 1 1/2 bowl stainless steel single drainer sink unit with mixer tap and double glazed window above overlooking the rear garden, double oven/grill, four ring stainless steel gas hob with pull-out extractor hood above, part tiled walls, tiled flooring, breakfast bar, display shelving, glass display cabinet, radiator, integrated Neff dishwasher, double glazed window to side, inset ceiling spotlights and part glazed door opening to:

### UTILITY ROOM 12'3 x 6'8 (3.73m x 2.03m)

Providing additional base and wall cupboards with work surface areas incorporating a stainless steel single drainer sink unit, plumbing for washing machine, space for tumble dryer, space for American style fridge freezer, part tiled walls, tiled flooring and upvc part glazed external door.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With oak internal doors off, radiator, ceiling hatch to roof space with pull-down loft ladder and airing cupboard housing the hot water cylinder with slatted shelving.

### BEDROOM ONE 13'2 x 12'8 (4.01m x 3.86m)

Double glazed window to front, rolltop style radiator, four oak doors to built-in wardrobes and internal door to:

### EN-SUITE 10'5 x 5'1 (3.18m x 1.55m)

Appointed with a modern four piece white suite of w.c with concealed cistern, bidet, wash basin on vanity unit, double width shower enclosure with mains thermostatic shower, Rainforest style shower head and splash screen, part tiled walls, tiled flooring, double glazed window, inset ceiling spotlights and designer radiator.

### BEDROOM TWO 14'3 x 10'2 (4.34m x 3.10m)

Double glazed window overlooking the rear garden, radiator and two door built-in wardrobe.

### BEDROOM THREE 13'7 x 10'3 (4.14m x 3.12m)

Double glazed window to rear, radiator and full width floor to ceiling wardrobes.

### BEDROOM FOUR 13'9 max x 10'1 max (4.19m max x 3.07m max)

An 'L' shaped bedroom with double glazed window to front and vertical radiator.

### PLAYROOM/OFFICE 24'2 x 7'9 (7.37m x 2.36m)

Double glazed window to rear, radiator and sloping ceiling.

### FAMILY BATHROOM 11'7 x 4'9 (3.53m x 1.45m)

Appointed with a modern white suite of low flush w.c, wash basin with gloss fronted vanity unit, bath with mixer tap and hand held shower take-off, shower enclosure with electric shower unit, fully tiled walls, wood effect flooring, heated towel rail, illuminated wall mirror, double glazed window, inset ceiling spotlights and extractor fan.

## OUTSIDE

The property is approached along a concrete pattern driveway providing parking for 4/5 cars alongside a shaped lawned garden.

### DOUBLE GARAGE 16'7 x 16'0 (5.05m x 4.88m)

Having the convenience of an electric garage door, lighting, power sockets, Worcester gas central heating boiler and upvc part glazed external door.

## GARDENS

Double gates to the side of the property and a continuation of the concrete pattern driveway leads to:

### TIMBER BUILT GARAGE/WORKSHOP 17'4 x 8'8 (5.28m x 2.64m)

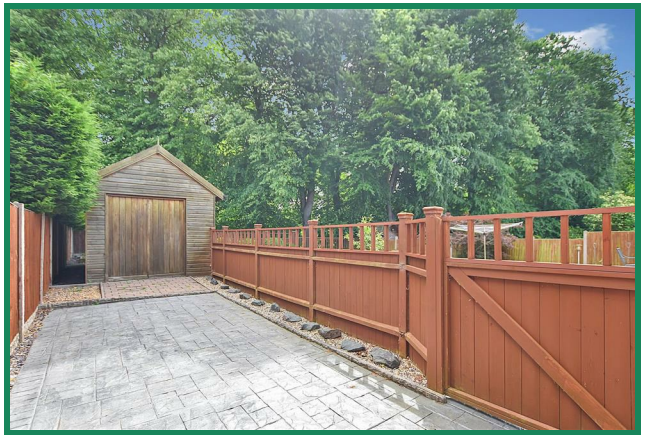
Double hinged doors to front, side personal door and electric power point.

## GARDENS CONTINUED

The rear garden is a particular feature of the property enjoying a private and lovely setting overlooking Erddig National Trust Parkland. Large patio area for outdoor entertaining with lawned garden beyond, decorative gravelled path, timber decked patio area, cold water tap, external lighting and access gate to Erddig.





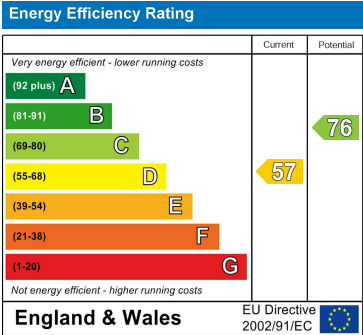


Floor Plan

Area Map



Energy Efficiency Graph



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