



2 Longueville Erddig Road, Wrexham, LL13 7DS

Price £450,000

Located within this desirable residential area close to Erddig National Trust Parkland is this well presented 4 bedroom, 2 bathroom, detached family home with good sized garage and private rear garden conveniently situated within walking distance of both primary and secondary schools, the city centre and hospital. The light and airy accommodation offers spacious room sizes and briefly comprises an enclosed entrance porch, welcoming hall with feature double height ceiling and staircase to 1st floor, lounge with living flame gas fire in marble surround, dining room with French doors opening to the conservatory with glass roof, bespoke fitted kitchen with integrated appliances and granite work surface areas, ground floor double bedroom with French doors to rear garden and an en-suite bathroom. The 1st floor landing connects the 3 further double bedrooms, 1 with fitted wardrobes and another with large store cupboard, and a family bathroom appointed with a bath and separate shower enclosure. To the outside, the brick paved drive leads to the good sized garage with remote electric door, lawned front garden and gated paths to the rear private garden which includes a pleasant patio area for outdoor entertaining, lawn and established hedging. No Chain. Energy Rating - E (54)

LOCATION

Located within this long established and highly desirable residential development enjoying a lovely location within close proximity to the picturesque 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 and the city centre is only a 15-20 minutes walk. 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 second right into Longueville and the property will be observed on the left.

PORCH

Glazed door opens to the enclosed porch with windows to either side and a part glazed door opening to the

HALL

A light and airy reception hall featuring a double height ceiling with shaped window, open tread staircase with galleried landing, wood style flooring, 6 panel white woodgrain effect doors, access to the garage, wall light points, radiator and useful cloaks cupboard.

LOUNGE 19' x 13'1 (5.79m x 3.99m)

A spacious lounge having Upvc double glazed windows to front and side, living flame gas fire in marble surround and matching hearth, deep coving to ceiling, radiator and arch through to the dining room.

DINING ROOM 11'9 x 10'1 (3.58m x 3.07m)

Wood style flooring, Upvc double glazed window, radiator, deep coving, connecting door to the kitchen and Upvc double glazed French doors opening to the Conservatory.

CONSERVATORY 11'7 x 9'6 (3.53m x 2.90m)

Enjoying a pleasant aspect overlooking the rear garden through Upvc double glazed windows on a brick plinth, glass roof, radiator, wall light points and French doors to the garden.

KITCHEN 13'7 x 11'7 (4.14m x 3.53m)

Appointed with a be-spoke range of solid oak fronted base and wall cupboards complimented by granite work surface areas with matching upstands, inset 'Franke' sink with mixer tap and Upvc double glazed window above overlooking the rear garden, ingrained drainer, integrated Neff 4 ring hob with stainless steel extractor hood above and Neff double oven/grill below, integrated dishwasher, plumbing for washing machine, space for concealed tumble dryer, tiled floor, inset ceiling spotlights, plinth heater, part tiled walls and Upvc part glazed external door.

BEDROOM 1 12'4 x 11'9 (3.76m x 3.58m)

A double bedroom with Upvc French door opening to the rear garden, Upvc double glazed window to side, radiator and 6 panel white woodgrain effect door to-

EN-SUITE

Appointed with a modern white suite of bath with mixer tap, pedestal wash basin with mixer tap, low flush w.c., tiled floor, Upvc double glazed window, part tiled walls and grey heated towel rail

LANDING

Approached via the staircase from the entrance hall with partial galleried landing, easy access to the lower loft space measuring approximately 8M x 6M. Two further ceiling access points to the upper loft spaces. 6 panel white woodgrain effect internal doors, airing cupboard housing the hot water cylinder and slatted shelving.

BEDROOM 2 14'1 x 9' (4.29m x 2.74m)

Having the benefit of 'Sharps' fitted wardrobes, 3 Upvc double glazed windows to front and radiator.

BEDROOM 3 11'9 x 9 (3.58m x 2.74m)

Upvc double glazed window to side and rear and radiator.

BEDROOM 4 11'11 x 8'3 (3.63m x 2.51m)

Upvc double glazed window to rear, radiator and good sized store cupboard.

FAMILY BATHROOM 8'8 x 6'6 (2.64m x 1.98m)

Appointed with a 4 piece white suite of twin grip panelled bath with mixer tap, wall hung wash basin, low flush w.c., corner shower enclosure with mains thermostatic shower, Upvc double glazed window, radiator, fully tiled walls and granite tiled floor.

OUTSIDE

The property is approached via a brick paved drive providing parking for 3 cars alongside a lawned garden and leading to the generous integral garage including additional storage 16' X 16' having the convenience of an remote controlled electric metal up and over door, side window, lighting, power sockets and wall mounted gas boiler. Gated brick paved paths either side of the property lead to the rear garden which enjoys an excellent degree of privacy and sunny aspect. A circular patio provides outdoor dining space, lawn, raised flower beds, seating area and established hedging.

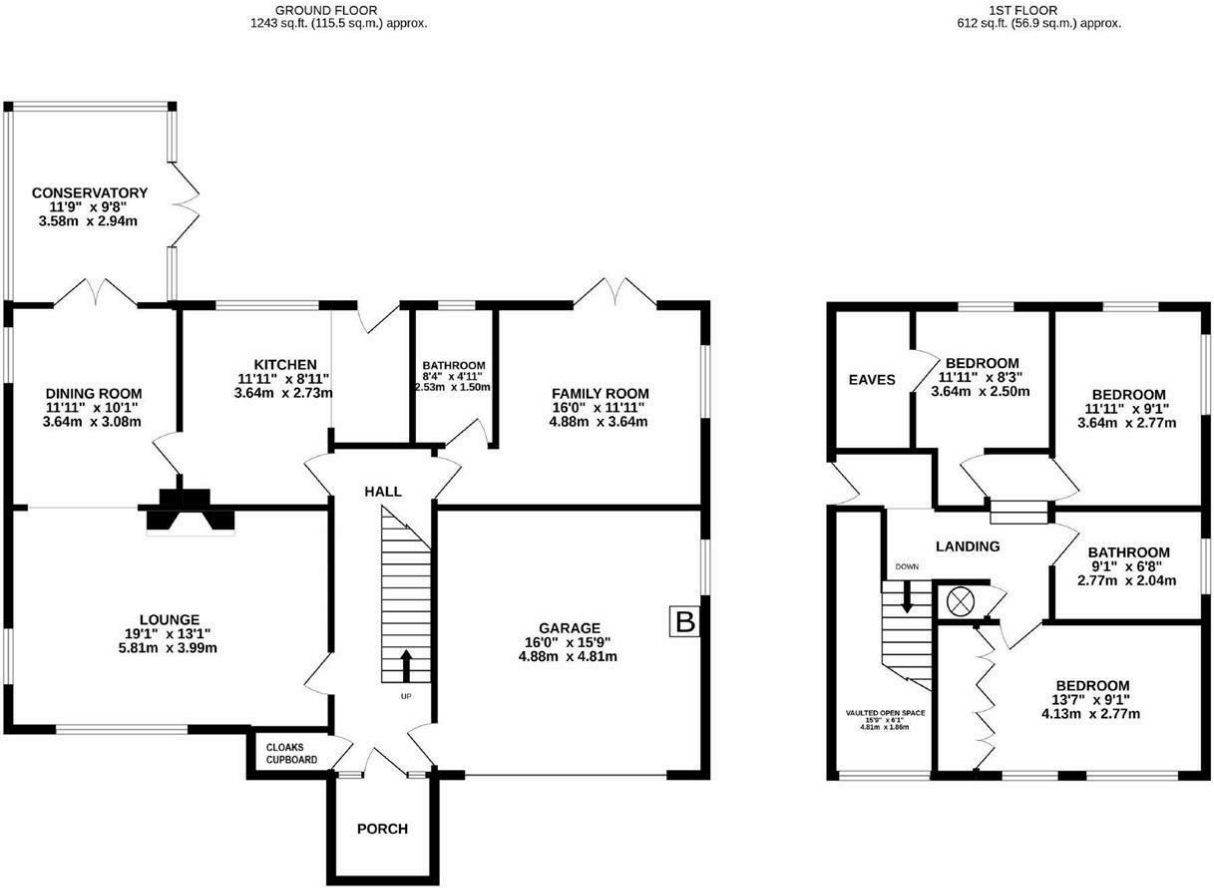
PLEASE NOTE

Please note that 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



TOTAL FLOOR AREA : 1855 sq.ft. (172.3 sq.m.) approx.

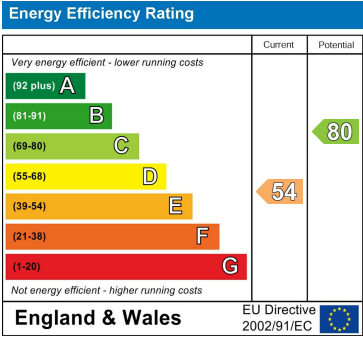
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



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