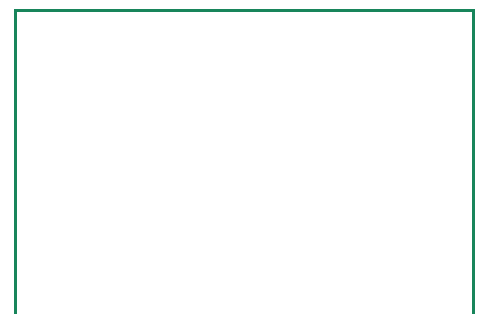
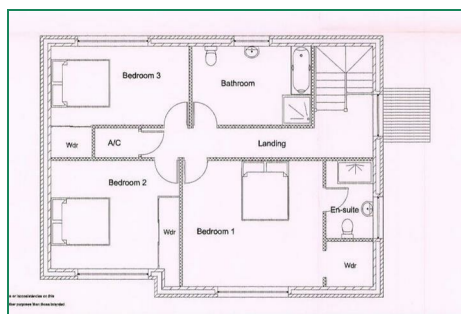
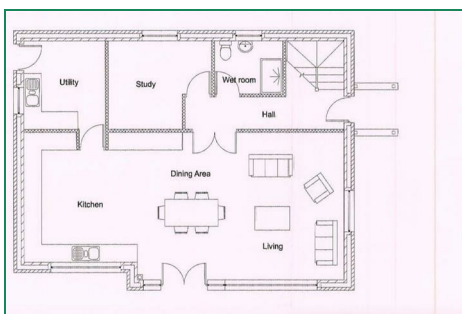


# Wingetts

More than just estate agents



**173 Kingsmills Road**  
**, Wrexham, LL13 0NS**

An exciting opportunity to purchase a residential building plot extending to approximately 756 sqm on the outskirts of Wrexham City Centre and within walking distance of Erddig National Trust Parkland having full planning consent for an impressive 3 bedroom detached house with contemporary design, private driveway and gardens extending to front, side and rear. The Planning reference is P/2019/0719 and all documents can be downloaded from Wrexham Councils Planning Portal <https://planning.wrexham.gov.uk/> or alternatively from the agents. The Planning Authority are satisfied the development has commenced following work carried out to the access.

**Offers In Excess Of £85,000**

# 173 Kingsmills Road , Wrexham, LL13 0NS



- An exciting opportunity to purchase a residential building plot
- Extending to approximately 756 sqm
- On the outskirts of Wrexham City Centre
- And within walking distance of Erddig National Trust Parkland
- Having full planning consent for an impressive 3 bedroom detached house
- With contemporary design, private driveway and gardens extending to front, side and rear
- The Planning reference is P/2019/0719
- All documents can be downloaded from Wrexham Councils Planning Portal
- Or alternatively from the agents

## LOCATION

## DIRECTIONS

## DESCRIPTION

## PLANS/REPORTS



[Directions](#)





# Floor Plan

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

29 Holt Street, Wrexham, LL13 8DH  
Tel: 01978 353553 Email: sales@wingetts.co.uk www.wingetts.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	