

# 11 Carden Park Way

, Wrexham

LL13 9GD

**Grow**  
SALES + LETTINGS

## Offers in the Region Of £240,000

Beautiful Semi Detached Property

3 bedrooms

Renovated kitchen/diner/sun room

Modern En-suite & Family Bathroom

Beautiful gardens

Driveway

Early viewing advised

Energy rating - D



A superb opportunity to purchase this immaculate three-bedroom semi detached family residence situated within the sought after Fairways residential development. Offering fantastic space throughout, briefly comprising entrance hallway, lounge, a beautiful open plan kitchen/diner/sun room and cloakroom. On the first floor there are three bedrooms and a family bathroom. Externally the property has a driveway providing off-road parking to the front and an enclosed rear garden with built in bbq which is perfect for entertaining family and friends. An internal inspection is absolutely essential to fully appreciate what is on offer, be the first to snap up this delightful property by arranging a viewing today. Energy Rating – D



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## ACCOMMODATION

### Entrance Hallway

With oak wood flooring, radiator, power points, thermostat control and fitted carpet to stairway leading to the first floor.

### Lounge 12' 0" x 15' 0" (3.65m x 4.57m)

This bright room enjoys a double-glazed window, Oak wood flooring, power points, electric fire, radiator, Phone point and TV point.

### Kitchen/Diner 15' 5" x 7' 6" max (4.70m x 2.28m)

A recently renovated wonderful open plan kitchen/dining room/sun room with tiled flooring. Fitted with a modern kitchen with a range of wall, base units, worktops. Benefits include under stairs storage, Ideal Combi boiler, integrated fridge/freezer, electric oven and gas hob with extractor. Additionally there are power points, ceiling spot lights, sink with drainer, mixer tap and splash back. and space for table and chairs. Open plan to sun room:

### Sun room 7' 10" x 9' 6" (2.39m x 2.89m)

A perfect room to relax and chill after a long day, with radiator, tiled flooring, power points, ceiling spot lights, alarm and patio doors which lead to the garden.

### Cloakroom

With frosted double glazed window, radiator, laminate flooring hand wash basin with cupboard underneath and WC.

### Landing

With fitted carpet, smoke alarm, power points, storage cupboard with radiator and loft access which is part boarded.

### Master bedroom 11' 11" x 8' 11" (3.63m x 2.72m)

Front aspect double bedroom with double glazed window, fitted wardrobes, power points and fitted carpet.

### En-suite

Beautiful en suite, with fully tiled walls, tiled flooring, frosted uPVC double glazed window, low level wc, hand wash basin, heated towel rail, extractor fan and a shower cubicle.

### Bedroom Two 9' 1" x 10' 0" (2.77m x 3.05m)

Rear aspect double bedroom with double glazed window, fitted wardrobes, power points and fitted carpet.

### Bedroom Three 6' 2" x 7' 6" (1.88m x 2.28m)

Front aspect single bedroom with double glazed window, fitted wardrobes, power points and laminate flooring.

### Family Bathroom 6' 2" x 6' 0" (1.88m x 1.83m)

Fitted with a white suite comprising of a low level w.c, wash hand basin, paneled bath with shower screen, mains shower with rainfall shower head above, fully tiled walls, tiled flooring, frosted double glazed window, extractor fan and heated towel rail.

### Location

The Fairways is a popular residential development located approx. 1 mile from the city centre. This family home is ideally located for access to the A483 bypass allowing great transport links to Wrexham and Chester and within walking distance of the City Centre. In addition, there is a bus service to Wrexham and Chester, primary and secondary schools nearby together with nearby amenities, country walks and children's playground.

### Exterior

Externally are easily maintained front and rear gardens with the benefit of a driveway. There is also a wonderful decked area with brick built BBQ perfect for outdoor entertaining and soaking up the sunshine. Additionally there is an outdoor tap and shed.



## FLOORPLANS



# Energy performance certificate (EPC)

11 Garden Park Way WREXHAM LL13 9GD	Energy rating <b>D</b>	Valid until: <b>27 September 2033</b> <hr/> Certificate number: <b>9309-6037-8002-1321-7702</b>
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Property type Semi-detached house

Total floor area 81 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60