

Thornhill Drive Off Bersham Road, Wrexham, LL14 4JE

£250,000

**Grow**  
SALES + LETTINGS

- 3 Double Bedrooms
- Detached House
- Lounge / Diner
- Snug / Home Office
- Landscaped Garden
- Off Road Parking
- Quiet Cul de Sac
- Perfect Family Home



A well presented and spacious 3 double bedroom detached home set in a quiet cul de sac in a popular estate in Wrexham.

A 20ft lounge / diner, plus a snug/home office and a kitchen with dining space offers great accommodation for a family, but its perfectly priced for first time buyers as its under the land duty threshold.

The front and rear garden have been well landscaped with a wealth of established shrubs and trees and it offers a truly tranquil space. Viewing is highly recommended on this property as it needs to be seen to appreciate how lovely it is.



Grow Property North Wales

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### Front

Laid to lawn with mature shrubs and trees, driveway offering off road parking for circa 2 vehicles. Access to rear garden via a timber gate. A decorative composite door opening to the Hallway

### Entrance Hallway

Wood panelled doors to Lounge and Snug, PVC double glazed window to the side aspect, stairs to first floor

### Snug / Home Office 12' 7" x 8' 2" (3.83m x 2.49m)

PVC double glazed window to front and side, wall mounted radiator



### Lounge / Diner 19' 8" x 11' 4" (5.99m x 3.45m)

PVC double glazed window to front, wall mounted radiator, wall mounted gas fire with marble hearth, door to Kitchen, PVC double glazed french doors opening to the rear garden



### Kitchen/Diner 13' 9" x 12' 8" (4.19m x 3.86m)

A range of fitted wall, drawer and base units, worktop with stainless steel sink unit with mixer tap, inset ceramic hob with canopy extractor hood over, space for a Range oven. Space for fridge freezer, plumbing for washing machine and dishwasher, Storage cupboard. Tiled floor and tiled splashbacks, PVC double glazed window to the rear garden, PVC double glazed door opening to the side



### First Floor Landing

Wood panelled doors to Bedrooms Bathroom and storage cupboard, access to roof space

### Bedroom One 11' 4" x 11' 2" (3.45m x 3.40m)

PVC double glazed window to front, wall mounted radiator

### Bedroom Two 11' 2" x 8' 4" (3.40m x 2.54m)

PVC double glazed window to front, wall mounted radiator, Two built in wardrobes

### Bedroom Three 11' 8" x 8' 3" (3.55m x 2.51m)

PVC double glazed window to rear, wall mounted radiator, Built in wardrobe



### Bathroom 8' 9" x 8' 9" (2.66m x 2.66m)

A suite comprising a corner bath, shower cubical with power shower with drencher attachment, wash hand basin and close coupled WC. Tiled walls and floor, obscure PVC double glazed window to the rear, towel radiator

### Rear Garden

A well landscaped garden split over 2 levels. The ground level is laid to lawn with a wealth of shrubs and trees. Patio area and outside tap. The raised area is accessed via a slanted decorative pebbled pathway leading to a timber decking stage area with decorative flowers, trees and shrubs, a perfect sun trap to relax in.

## FLOORPLAN

