

BOWEN

PROPERTY SINCE 1862



Offers in the region of £310,000

4 Bedrooms 2 Bathroom

4 Stansty Close, Stansty,
Wrexham LL11 2BS

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General Remarks

An immaculately presented, much upgraded link detached property of unusual design providing generously proportioned extended accommodation.

This link detached property was built in the 1960's in the architectural style of the time. It has since been extended and considerably upgraded including replacement sanitaryware, PVCu double glazing, refitted 21' breakfast kitchen with quality integrated appliances, oak internal doors and most recently an "Ideal" gas fired combi boiler installed in March 2024. The particularly well-proportioned immaculately presented interior comprises a verandah porch; enclosed porch; entrance hall; cloakroom; 19' L-shaped lounge diner; 22' sitting room; breakfast kitchen. Upstairs an airy landing with storage leads to four double bedrooms, one en-suite and a bathroom. Outside the patterned pavier frontage provides double width parking and access to an integral garage. Totally enclosed side and rear garden with a choice of patios, lawn and shrub borders. INTERNAL INSPECTION ESSENTIAL.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Location: The property is tucked away in the corner of a cul-de-sac of only twelve properties conveniently situated opposite the Plas Coch Retail Park including Sainsbury's and M & S Food and also the Welsh speaking Plas Coch Primary School. It lies approximately a mile from the city centre and half a mile from the nearest access point onto the A483 at its junction with Mold Road.

Constructed of brick-faced external cavity walls beneath a predominantly tile-clad roof.

Accommodation

On The Ground Floor:

Verandah Porch: Which extends over the Garage door. Storage cupboard. Strip timber panelled ceiling with over-head light. Part quarry tiled floor.

Enclosed Porch: 6' 3" x 4' 11" (1.90m x 1.50m) PVCu framed double glazed windows to front and side. Quarry tiled floor with recessed mat-well. Single power point. Electricity meter cupboard.

Entrance Hall: 11' 9" x 8' 2" (3.58m x 2.49m) into recess. Double-doored cloaks cupboard with hanging rail and shelf. Radiator. Polished parquet floor. Radiator. Single power point. Open-tread staircase leading off.

Cloakroom: 5' 8" x 2' 7" (1.73m x 0.79m) Re-fitted with a two piece white suite comprising a vanity wash hand basin and w.c. with concealed cistern. Part tiled walls. Ceramic tiled floor.

L-Shaped Lounge/Diner: 19' 7" x 19' 0" (5.96m x 5.79m) maximum and 11' (3.35m) minimum. Raised "hole-in-the-wall" living flame gas fire to a marble surround. Three pendant light points. Parquet flooring. Three radiators. Two wall-lights. One 15 amp light switch. Two double and three single power points. Television and satellite aerial points. Double part glazed oak finished doors to:

Sitting Room: 22' 10" x 9' 0" (6.95m x 2.74m) maximum and 6'11" (2.10m). Part glazed sloping ceiling. PVCu double glazed windows to rear and side with sliding PVCu framed patio doors to the side Patio. Oak finished flooring. Two radiators. Three double power points. Four wall-lights. Television and satellite aerial points.

Breakfast Kitchen: 21' 6" x 9' 8" (6.55m x 2.94m) Re-fitted with grey toned laminate-fronted units with contrasting work surfaces and glass upstands including a single drainer one-and-a-half-bowl glass sink inset into a range of ten-doored base units and one drawer pack with extended work surfaces, beneath which there is an integrated tumble dryer, dishwasher and automatic washing machine. "SMEG" induction electric hob with a circular ceramic extractor hood above. Adjoining tall unit with a "Neff" microwave, "SMEG" electric double oven and plate-warming oven beneath. Two radiators. Porcelain tiled floor. Inset ceiling lighting. Seven double power points. Part double glazed PVCu framed external door to rear.

On The First Floor:

Landing: 17' 2" x 6' 7" (5.23m x 2.01m) Built-in wardrobes with folding timber doors, hanging rails and shelving. Radiator. Single power point. Loft access-point.

Bedroom 1: 12' 6" x 10' 9" (3.81m x 3.27m) excluding door recess and to the face of a range of fitted wardrobes with eight folding doors, hanging rails and shelving. Radiator. One 15 amp lighting switch. One double power point.

En-Suite Shower Room: 9' 10" x 6' 11" (2.99m x 2.11m) average. Re-fitted with a three piece white suite comprising a close coupled dual flush w.c., 1200 mm shower tray with screen enclosure and mains









thermostatic shower fitting and contrasting vanity wash hand basin. Part water-proof boarded walls. Chrome ladder radiator. Ceramic tiled floor. Electric shaver point.

Bedroom 2: 12' 6" x 9' 9" (3.81m x 2.97m) including built-in double wardrobe. Two single power points. Radiator.

Bathroom: 7' 10" x 5' 6" (2.39m x 1.68m) Re-fitted with a three piece white suite comprising a panelled bath with a central mixer tap attachment, close coupled dual flush w.c. and vanity wash hand basin. Part tiled walls. Ladder radiator. Ceramic tiled floor. Inset ceiling lighting. Extractor fan.

Inner Landing: 13' 7" x 2' 7" (4.14m x 0.79m) Double power point. One 15 amp lighting socket.

Bedroom 3: 10' 9" x 7' 11" (3.27m x 2.41m) to the face of a range of mirror-fronted built-in wardrobes. One double and one single power points. Radiator.

Bedroom 4: 11' 7" x 7' 7" (3.53m x 2.31m) Oak finished flooring. Two wall-lights. Three double power points. Radiator.

Walk-In Wardrobe: 8' 7" x 4' 1" (2.61m x 1.24m) with electric light, hanging rail and fitted shelving.

Note: Certain fitted floor and window coverings are available by negotiation.

Outside: The frontage of the property has a patterned pavier finish providing double-width Parking and access to the Garage 2.3m x 1.8m fitted with a timber up and over door, electric light and power points, external rear door and wall mounted "Ideal Exclusive" gas-fired combination boiler installed in March 2024. To the rear there is a pretty, totally enclosed walled and fenced courtyard-style garden with two flagged Seating Areas, lawns and shrubbery borders. Outside lighting system. Outside tap.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Ideal Exclusive" combination gas-fired boiler situated in the Garage, which was installed in March 2024. An intruder alarm is installed.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 67|D.

Council Tax Band: The property is valued in Band "D".

Directions: For satellite navigation use the post code LL11 2BS. Leave Wrexham city centre on the Mold Road passing the Football Ground. At the roundabout turn right onto Plas Coch Road. Straight across at the next roundabout. Pass the Tennis Centre then turn second right into Stansty Close when No. 4 will be seen in the top left-hand corner.

Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.



