

# Town & Country

Estate & Letting Agents

Llys Y Groes, Wrexham

£299,950



Situated in a cul-de-sac within this modern development on the outskirts of Wrexham extremely convenient for access to local motorway networks, the city itself and an array of handy day-to-day amenities. This beautifully presented light and spacious detached property benefits from UPVC double glazing and gas central heating and in brief comprises of an entrance hall, a living room, a general sized kitchen with an array of modern units and a matching island unit with an open through way to the sitting room and a cloakroom WC. Upon the first floor landing there is access to the family bathroom and to all three bedrooms the principal of which enjoys ensuite facilities. Externally, to the front of the property is off-road parking with a canopy porch and light above into the side of the front door. The rear garden enjoys a lovely sunny southerly facing aspect and the garden is laid to lawn with a deck patio area and it is enclosed by timber fence panelling.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345

## DESCRIPTION

A three bedroom detached property situated within a modern developed cul-de-sac, in brief comprising of an entrance hall, a living room, a kitchen, a cloakroom W/C, a sitting room, a rear garden, three bedrooms with the principle including an ensuite and a bathroom.

## ENTRANCE HALL

The property is entered through a composite double glazed front door opening to an entrance hall comprising of timber flooring, stairs rising to the first floor accommodation and an internal door opening to the living room.



## LIVING ROOM

14'3" x 10'3"

The living room comprises of timber laminate flooring, a radiator, a window facing the front elevation and a door opening to the kitchen.



## KITCHEN

23 feet times 9'6"

An attractive modern kitchen fitted with array of wall base and drawer units complimented by stainless steel handles with a matching island unit. A solid wood worksurface space houses a resin

one and a half bowl sink unit with adjustable mixer tap and tiled splashback. The integrated appliances include a dishwasher and fridge freezer stainless steel oven, hob and extractor hood. Other features of the kitchen include space and plumbing for a washing machine, ceramic tiled flooring, a tall column style radiator, UPVC double glazed French doors opening to the rear garden, recessed downlights set within the ceiling, a door opening to the cloakroom, a double glazed door to the side elevation and an open through way leads to the sitting room.



## CLOAKROOM W/C

4 feet 10 inches times 3 feet.

The cloakroom is installed with a dual flush low level WC, a radiator, partially tiled walls, a ceramic tiled floor along with an opaque window that faces the rear elevation.



## SITTING ROOM

16'2" x 8'5"

The sitting room comprises of karndeal flooring, a radiator and a window facing the rear elevation.



## REAR GARDEN

The rear garden enjoys a lovely sunny southerly facing aspect laid along with a deck patio area and timber shed. An outside light and water supply is also prominent enclosed by a series of timber fence panels.

## FIRST FLOOR LANDING

The first floor landing features a radiator and doors opening to the family bathroom and all three bedrooms the principal of which enjoy ensuite facilities.





## PRINCIPLE BEDROOM

16'4"×11'4" inches

The principle bedroom comprises of a window that faces the front elevation, a radiator, two sets of built in wardrobes with sliding mirror doors and a door opening to the ensuite shower room.



## BEDROOM TWO

13'4"×8'8"

The room features timber laminate flooring, a window that faces the front elevation and a radiator.



## ENSUITE SHOWER ROOM

8'4"×4'9"

The ensuite is installed with a shower enclosure, a dual flush low level WC, a chrome heated towel rail, fully tiled walls, a ceramic tiled floor, an opaque window that faces the rear elevation, recessed downlights set within the ceiling and an extractor fan.



## BEDROOM THREE

8 feet 5×10'5"

This room features a window that faces the rear elevation, a radiator and a timber laminate floor.



## BATHROOM

8 feet 4×6'1"

The bathroom comprises of a built-in cupboard that houses a pressured hot

water cylinder and is installed with a white three piece modern suite featuring a panel bath with a thermostatic shower, a low level W/C, a chrome heated towel rail, partially tiled walls, a ceramic tiled floor, an extractor fan and a window that faces the rear elevation.

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.

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