



## 51 Gorse Close,, Wrexham, LL14 6BZ

**O.I.R.O £285,000**

A well presented family home offering spacious accommodation in the popular village of Ruabon. The accommodation briefly comprises of an Entrance Hallway, Dining Room / Study, Cloakroom, Kitchen/Breakfast Room and Living Room to the Ground floor. Off the galleried landing on the first floor you will find Four Double Bedrooms, one of which has the benefit of an en-suite shower room and a four piece Family Bathroom with a separate shower cubicle. A double width driveway provides ample off road parking and leads to the double garage. The rear garden is bounded by fencing which provides a private garden and is mainly laid to lawn with a patio area and decked area for outdoor entertaining.

\*\*\* VIEWING IS ESSENTIAL TO APPRECIATE ALL THIS PROPERTY HAS TO OFFER - DON'T MISS OUT, CALL OLIVEGROVE TODAY ON 01978 750234 \*\*\*

### Entrance Hall

Carpet to floor. Radiator, Sockets & Light fittings. Stairs Rising and doors off to:

### Dining Room 7'9" x 10'5" (2.37 x 3.19m)

Carpet to floor, UPVC double glazed window to front elevation. Sockets, radiator & light fitting

### Cloakroom 4'8" x 4'1" (1.44 x 1.25m)



UPVC double glazed window to the side elevation. Close coupled WC, pedestal wash basin with tiled splashback, radiator and extractor.

### Kitchen 11'5" x 14'6" max (3.48 x 4.44m max)



A modern range of base, wall and drawer units with complimentary worktop over. Integrated fridge freezer and double oven. A gas hob with extractor fan over. A stainless steel sink with mixer

tap over. A UPVC double glazed window to the rear elevation and part glazed door to the rear garden. Vinyl flooring, inset spotlights to the ceiling, part tiled walls and radiator.

### Living Room 13'11" x 15'10" (4.26 x 4.83m)



UPVC double glazed sliding patio doors, carpet to floor. Wall hung electric fire, TV point, light fittings, sockets & 2 radiators.

### Stairs & Landing

Galleried Landing, radiator, smoke alarm & sockets, Access to attic, airing cupboard and storage cupboard. Doors off to:

### Bedroom 1 12'10" x 15'3" (3.92 x 4.66m)

Two UPVC double glazed windows to front elevation, two radiators, sockets and light fitting. Door opening into the:



**Ensuite 5'10" x 6'11" (1.79 x 2.11m)**



UPVC double glazed window to side elevation. A pedestal wash basin, close coupled WC, shower cubicle with glazed door and electric power shower. Part tiled walls, vinyl flooring, Radiator and extractor fan.

**Bedroom 2 10'8" x 12'8" (3.27 x 3.88m)**



UPVC double glazed window to rear, carpet to floor. Sockets, light fitting and radiator.

**Family Bathroom 10'10" x 7'6" (3.32 x 2.29m)**



UPVC double glazed window to the rear elevation. a four piece white suite of panelled bath, separate shower cubicle with electric power shower, pedestal wash basin and close coupled WC. Part tiled walls and vinyl flooring. Inset spotlights to ceiling, radiator and extractor fan.

**Bedroom 3 13'5" x 11'6" max (4.10 x 3.52m max)**



UPVC double glazed window to front elevation, carpet to floor. Sockets, light fitting and radiator.

**Bedroom 4 10'11" x 8'11" max (3.35 x 2.74m max)**



UPVC double glazed window to rear elevation, carpet to floor. Sockets, light fitting and radiator.

**Integral Double Garage 16'8" x 15'10" (5.10 x 4.85m)**

With up and over doors, power and light.

**Externally**

**Front**

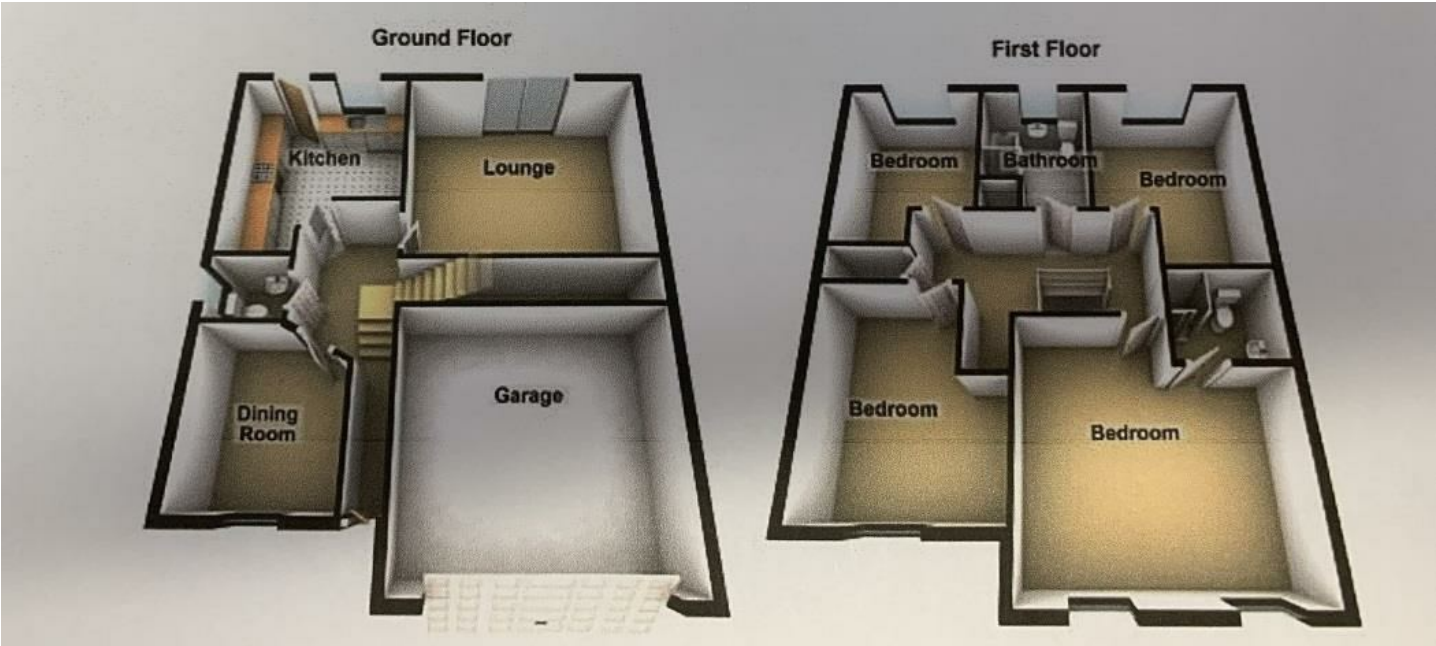
The front garden is mainly laid to lawn with a paved path leading to the entrance porch and around the property to the rear garden gate. A double driveway leads to the double garage and provides ample off road parking.

**Rear**



The rear garden is mainly laid to lawn with a planted border, a paved patio area and raised timber deck. The garden is bounded by timber fencing.

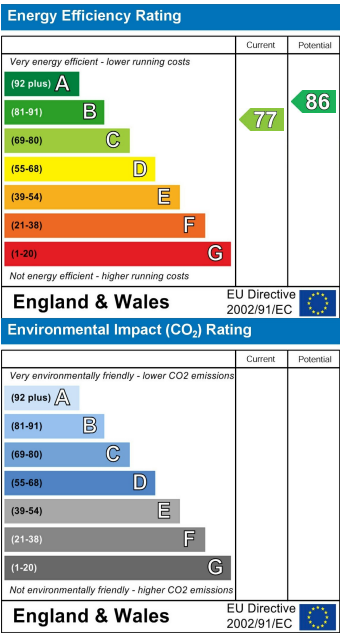
Floor Plan



Area Map



Energy Efficiency Graph



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