



## 71 The Meadows, Wrexham, LL11 4TJ

**£245,000**

Available with NO ONWARD CHAIN is this spacious 3 bedroom detached house located in the popular village of Gwersyllt. The property briefly comprises of a Living room, Conservatory, Kitchen, Dining Room, Cloakroom and Utility Room to the ground floor. The first floor offers 3 Bedrooms and a Family Bathroom. Externally there is a paved Driveway to the front and an enclosed rear garden with block built workshop.

Viewing is essential to appreciate all this property has to offer, Don't miss out call Olivegrove on 01978 750234 to arrange a viewing.

### Entrance Hallway

Tile Floor, stairs rising, door off to:

### Living Room 16'11" x 11'3" (5.17 x 3.44m)



Wood effect flooring, UPVC double glazed windows to side and rear elevations. Patio doors through to conservatory, Fireplace, Radiator, Light fitting, TV point, Telephone point, Sockets and switches.

### Conservatory 17'2" x 7'1" (5.24 x 2.18m)



Tiled floor, UPVC double glazed windows and French doors with polycarbonate roof. Radiator.

### Kitchen 8'5" x 11'0" max (2.57 x 3.36m max)



Tiled floor and splashback. UPVC double glazed windows to front and side elevations. A range of base, wall and drawer units with complimentary worktop over. 5 Ring Gas hob with extractor over, integrated double oven, 1/12 bowl composite sink. Space and plumbing for dishwasher. Light fitting, sockets and switches. Opening through to:

### Dining Room 10'7" x 7'5" max (3.25 x 2.27m max)



Wood effect floor, UPVC double glazed windows to the front elevation and UPVC Door to the side elevation. Wall lights, Radiator, Cupboards housing Gas meter and Electric consumer unit. Doors off to:

### Cloakroom 4'11" x 3'2" (1.52 x 0.98m)



Wood effect floor, UPVC Part Glazed Door to the side elevation. Close coupled WC and wall mounted basin.

### Utility Cupboard 4'11" x 4'5" (1.51 x 1.35m)



Light fitting, Sockets, shelves, space and plumbing for Washing machine.

### Stairs / Landing

Carpet to floor, Window, Light fitting, Radiator, Access to attic and doors off to:

### Bedroom 1 11'1" x 11'7" (3.40 x 3.54m)



Carpet to floor, UPVC double glazed windows to front and side elevations, Radiator, Light fitting sockets and switches. Built in cupboards, one housing water tank.

### Bedroom 2



Laminate flooring, UPVC double glazed windows to front and side elevations, Radiator, Light fitting sockets and switches. Built in cupboard.

### Bedroom 3 6'11" x 8'4" (2.12 x 2.55m)



Laminate flooring, UPVC double glazed windows to front and side elevations, Radiator, Light fitting sockets and switches.

### Bathroom 5'1" x 7'10" (1.56 x 2.41m)



Fully tiled Walls and floor, UPVC double glazed window to front elevation. Panelled bath with Electric shower over and glass screen. Pedestal basin and Close coupled W.C. Radiator, Extractor & Light fitting.

### Externally

#### Front

To the front of the property is a spacious block paved driveway offering off road parking.

#### Rear



The rear of the property is mainly laid to lawn with a patio area and mature shrubs and trees.

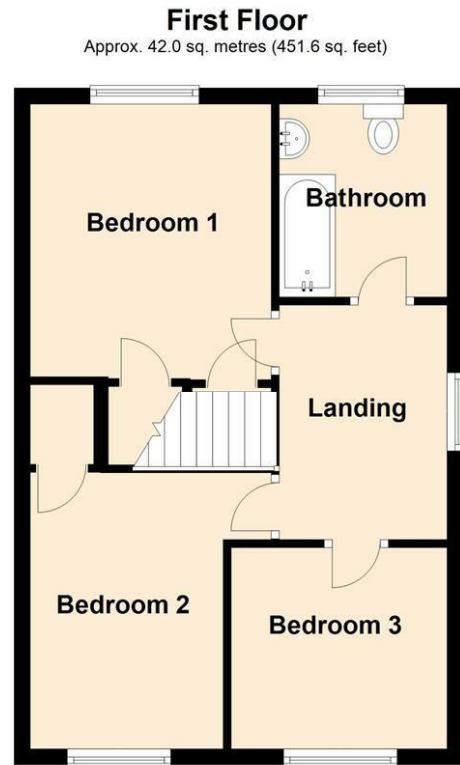
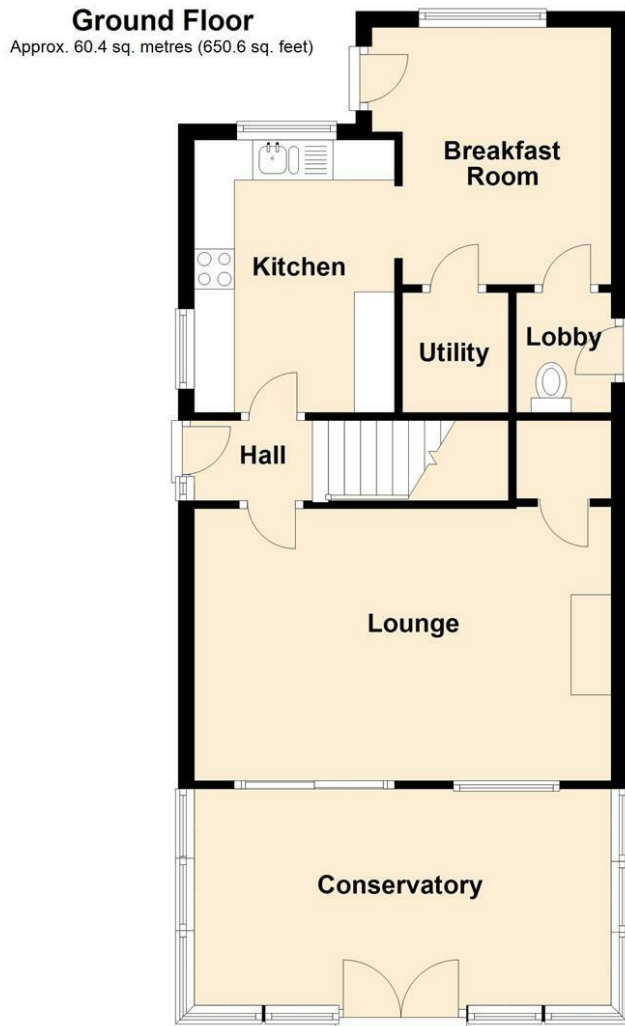
Workshop 10'0" x 12'11" (3.06 x 3.95m)



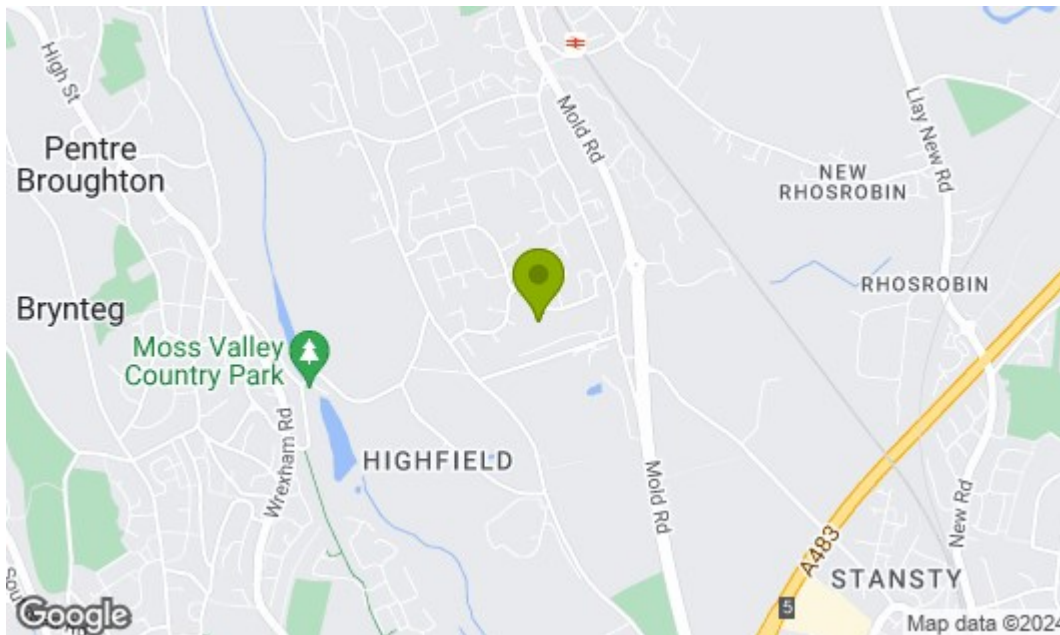
Block built workshop with UPVC double glazed windows and door. Power & Light.



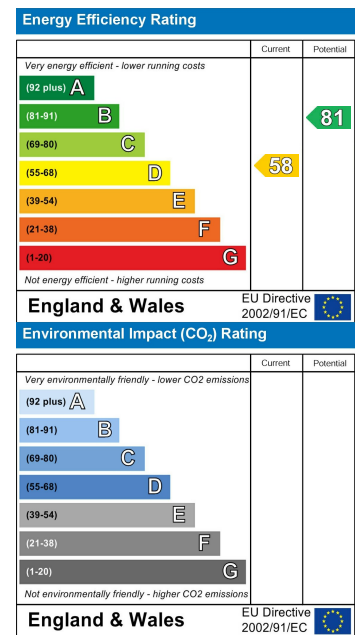
## Floor Plan



## Area Map



## Energy Efficiency Graph



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