



16 Hawkstone Way, Wrexham, LL13 9GP

£269,950

Available with NO ONWARD CHAIN a beautifully presented, 3 bedroom detached home with off road parking, on the popular Fairways estate, with great transport links and close to local amenities. The property briefly comprises of a Cloakroom, Living room, Kitchen/Diner and a Conservatory to the ground floor with 3 Bedrooms, 2 of which are doubles and a Family bathroom to the first floor. Externally there is a driveway providing ample off road parking and gardens to the front and rear. Viewing is essential to appreciate all this property has to offer. Call Olivegrove on 01978 750234 to arrange a viewing.

Hallway

UPVC part glazed door. Solid oak flooring, smoke alarm, electric consumer unit, radiator. Stairs rising. Doors off.

Cloakroom



UPVC double glazed window to the front elevation. Radiator, light fitting and solid oak flooring. Close coupled WC and corner wash hand basin with tiled splash back.

Living Room 16'3" x 11'8" (4.97m x 3.56m)



UPVC double glazed window to the front elevation. Carpet flooring, aerial and telephone point. Stone fireplace with inset electric coal effect fire. Light fitting, radiator and door to storage cupboard.

Kitchen 15'2" x 8'7" (4.64m x 2.63m)



Modern Kitchen comprising of gloss fronted wall,

base and drawer units with complimentary wooden worktops over. Integrated dishwasher, space for free standing washing machine and fridge freezer. Integrated double oven and electric hob and with stainless steel extractor over. Stainless sink and drainer with mixer tap over. Breakfast bar, radiator, boiler and tiled floor. Opening through to the Conservatory.

Conservatory 13'7" x 8'11" (4.15m x 2.72m)



Plastered dwarf wall with UPVC double glazed windows, brick feature wall with small UPVC double glazed windows to the top and poly carbonate roof. Laminate flooring and radiator. UPVC double glazed French doors leading out the to rear garden and a part glazed UPVC door to the side.

Stairs / Landing

UPVC double glazed window to the side elevation. Carpet to floor, socket and light. Access to attic. Doors off.

Bedroom 1 9'10" x 15'2" max (3.02m x 4.64m max)



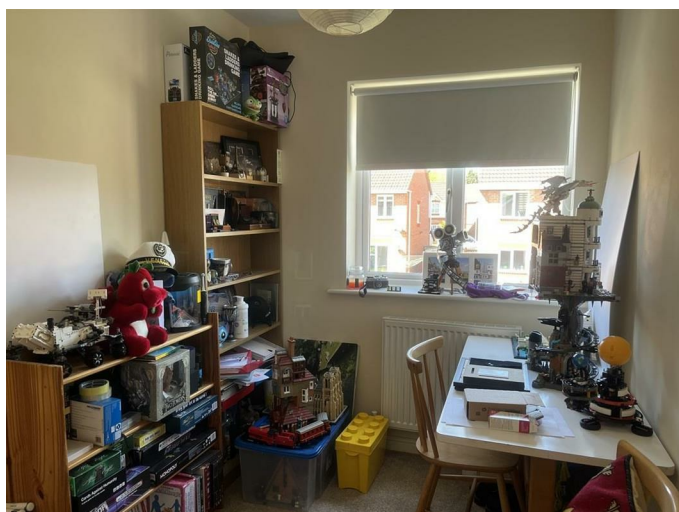
2 UPVC double glazed windows to the front elevation. Built in cupboard. Carpet to floor, socket, aerial and light.

Bedroom 2 8'9" x 8'10" (2.68m x 2.70m)



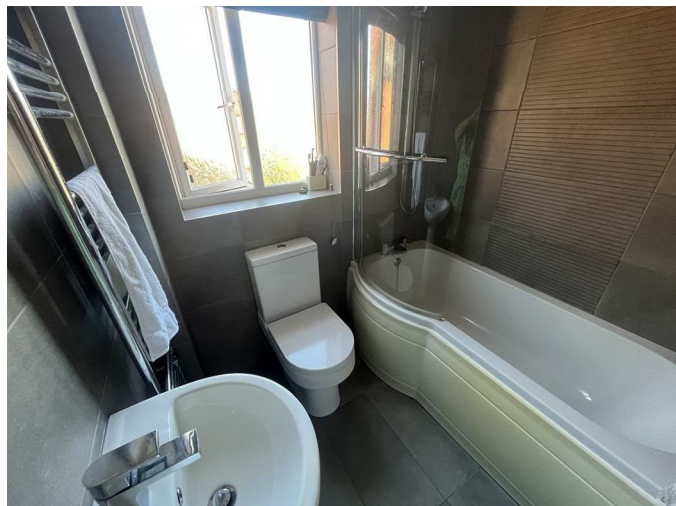
UPVC double glazed window to the rear elevation. Carpet to floor, sockets, light and radiator.

Bedroom 3 6'2" x 8'10" (1.88m x 2.70m)



UPVC double glazed window to the rear elevation. Carpet to floor, sockets, light and radiator.

Bathroom 6'1" x 5'5" (1.87m x 1.66m)



P shaped panelled bath with mixer taps and mains shower over with a curved glass shower screen. Close coupled wc and pedestal wash hand basin with mixer tap over. Fully tiled walls and floor. UPVC double glazed window to the side elevation. Heated towel rail, extractor and spotlight fitting.

Externally

Front

Driveway providing off road parking for 2 cars. Mainly laid to lawn with a path leading to the front entrance door.

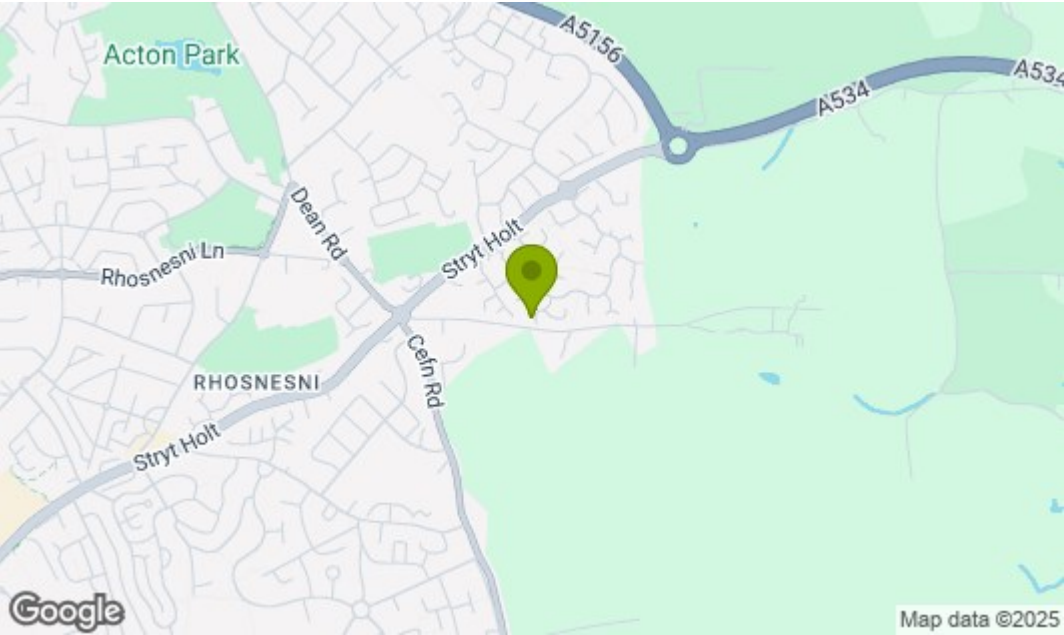
Rear



Bounded by fencing the rear garden is mainly laid to lawn with a patio area. Shed. Outside light,

Floor Plan

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

