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Wrexham | LL11 2BG

£240,000

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Situated on Belvedere Drive in Wrexham, this spacious THREE BEDROOM Semi Detached home offers well-proportioned and versatile accommodation, ideal for a range of buyers seeking a convenient location.

The internal accommodation comprises of an entrance hallway, inner hallway with underfloor heating, kitchen/diner with bi-fold doors onto the rear garden, useful utility room, office space, lounge with fireplace and a contemporary bathroom. To the first floor is a landing space with access to the three well-proportioned bedrooms. Externally the property benefits from a driveway to the front with space for two to three vehicles. To the rear is a generous sized garden with easy to maintain artificial grass, a raised deck with pergola, a garden lodge with a living room and bedroom, workshop and a timber summer hut. For those who enjoy walks, there is a gate to the rear providing access to a footpath.

Belvedere Drive is a popular residential street conveniently located close to Wrexham City Centre. The area benefits from excellent access to local shops, supermarkets, schools and leisure facilities as well as being within easy reach of the Racecourse Ground. Wrexham General railway station and major road links are within easy reach, making it ideal for commuters. Nearby green spaces provide opportunities for outdoor recreation, while the City Centre's range of cafés, restaurants and cultural attractions are just a short walk or drive away, making Belvedere Drive a highly convenient and desirable place to live.

- THREE BEDROOM SEMI-DETACHED HOME
- ENTRANCE AND INNER HALLWAY
- OPEN PLAN KITCHEN/DINER WITH SEPARATE UTILITY
- LOUNGE WITH MULTI-FUEL BURNER
- MODERN DOWNSTAIRS SHOWER ROOM
- OFFICE SPACE
- PRESENTLY USED AS AN AIR BNB BUSINESS
- GARDEN LODGE WITH LIVING ROOM AND BEDROOM
- GENEROUS REAR GARDEN AND DRIVEWAY
- WITHIN WALKING DISTANCE OF WREXHAM CITY CENTRE



Entrance Hallway

UPVC entrance door leads into side entrance hallway, patterned tile flooring, stable door to rear and door into utility. Velux sky light.

Utility

Useful utility room with wall and base units with work surface over, stainless steel sink unit, plumbing for washing machine and tumble dryer and built-in storage cupboards. Wood effect flooring. Cupboard housing the combination boiler. Door into the kitchen and inner hallway.

Inner Hallway

Originally the main hallway with stairs rising to the first floor, door into the bathroom, lounge and office. Radiator. Tiled flooring with under floor heating.

Kitchen

Housing a range of wall, drawer and base units with complimentary work surface over. Stainless steel sink unit with mixer tap over. Integrated appliances to include microwave, electric oven, microwave and hob. Tiled floors and walls. Space for fridge/freezer. UPVC triple glazed window to the rear elevation. Opening into dining area.

Dining area

UPVC double glazed bi-fold doors to the rear with blinds, electric fireplace with marble hearth, tiled flooring, radiator and door into lounge.

Lounge

uPVC triple glazed window to the front elevation, multi-fuel burner set on a slate hearth with brick back, radiator, tiled flooring with underfloor heating and door to inner hallway.

Office

uPVC double glazed window to the front elevation and tiled flooring with under floor heating.

Bathroom

Three piece suite housing a low-level WC wash hand unit, wash hand basin set on vanity unit and double walk-in electric shower. Marble effect PVC panelled walls, heated towel rail, tiled flooring, extractor and uPVC frosted window into the kitchen/dining area.

First Floor Landing

uPVC triple glazed window to the rear elevation, carpet flooring, access to the loft and doors off to bedrooms.

Principal Bedroom

Dual aspect uPVC triple glazed windows to the front and rear elevation, carpet flooring, two built in storage cupboards and radiator.

Bedroom Two

UPVC triple glazed window to the front elevation, carpet flooring and radiator.

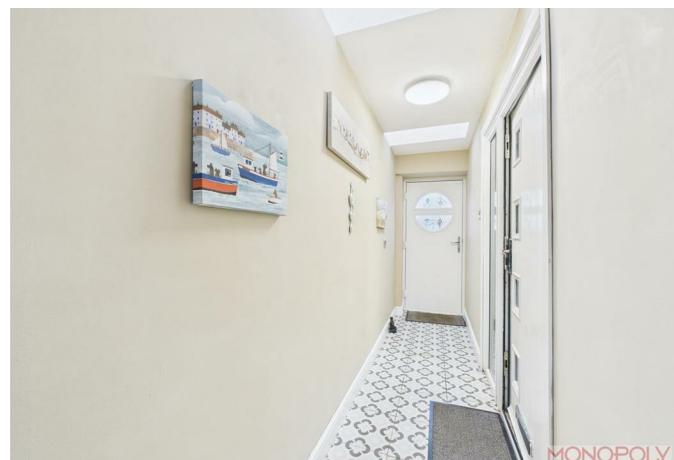
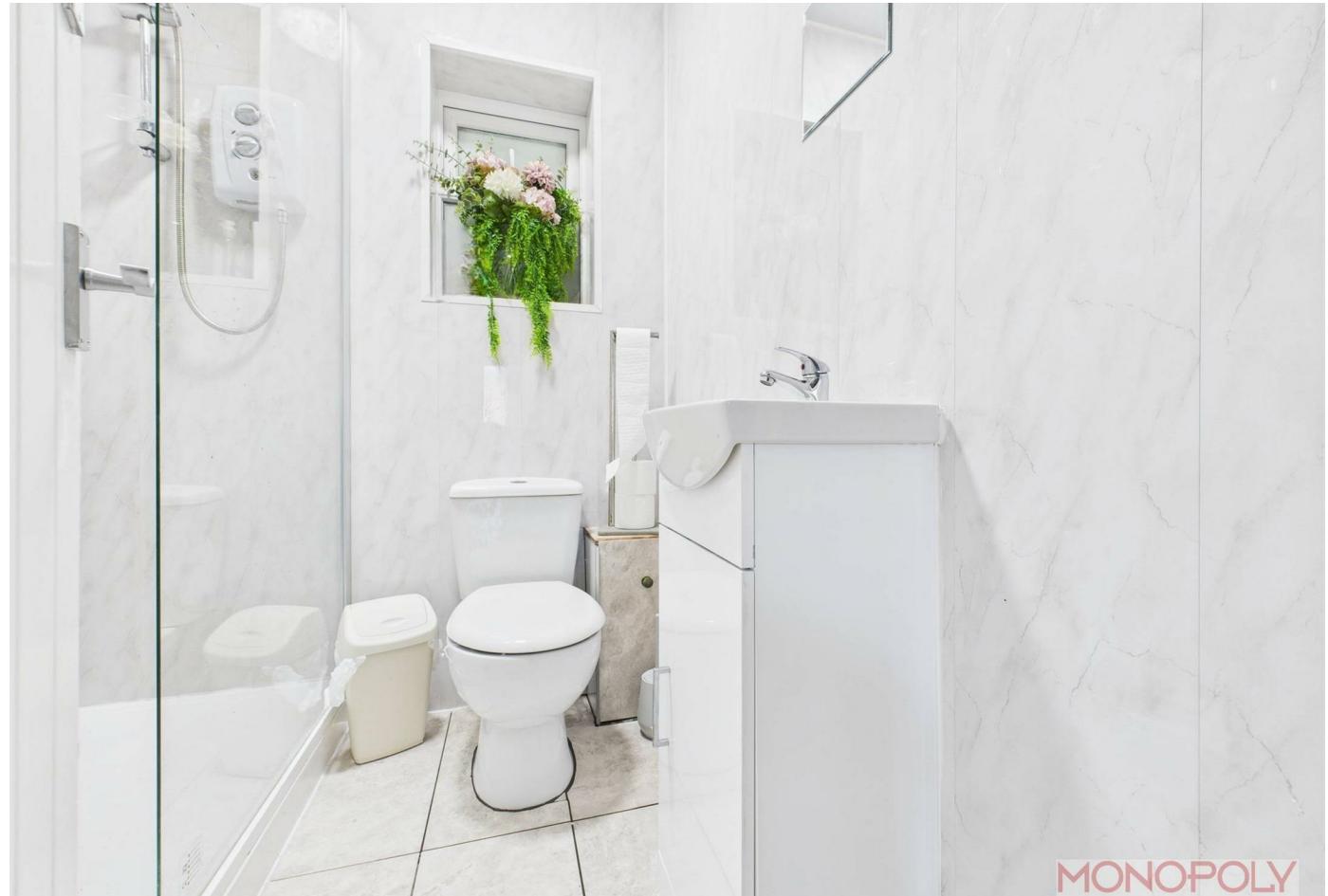
Bedroom Three

uPVC triple glazed window to the rear elevation, radiator and carpet flooring.

Outside

To the front of the property there is a brick paved driveway with space for two to three vehicles, with decorative stones to the side and an outdoor store. To the rear is a generous sized garden featuring a raised deck area with an aluminum pergola. Steps lead down to a predominantly artificial lawned garden featuring a summerhouse shed with artificial lawn flooring. To the side is an outside tap and access to the entrance hallway. Outside of this is a covered patio. To the side of the lodge is a workshop with power and lighting, which also provides access to a path to the rear of the house.





Garden Lodge

To the end of the garden is a timber built garden lodge with uPVC French doors, which features a lounge and bedroom, creating a great additional living space or garden office.

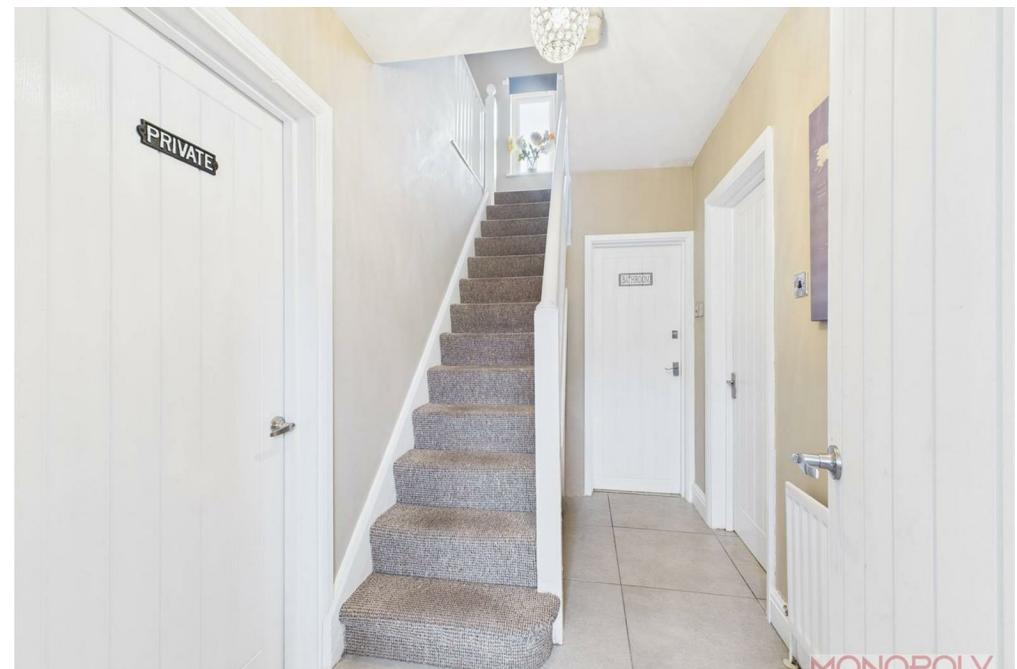
ADDITIONAL INFORMATION

The present owner runs an Air BNB business within the property and would be interested in offers for the business by separate negotiation. The business has three bedrooms plus the garden lodge. The owner has completed a number of improvements to include the driveway was redone 5 years ago, boiler replaced in August 2025, new windows (triple glazed windows throughout majority except dining area and office), new doors, extension to the side of property, landscaped the garden, installed a log burner. There are solar panels on the property with a feed in tariff, in which the owner says they receive approximately £7/800 a year from and results in very low bills.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.









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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(91-91)	B		
(89-80)	C		
(76-60)	D		
(59-54)	E		
(53-18)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Current rating: B (80) | Potential rating: A (75)

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			



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