
Wingetts

More than just estate agents



50 Top Farm Road, Wrexham, LL11 2EZ

Price £270,000

A well presented 4 bedroom (1 en-suite) detached family home with detached garage and a stylish, well appointed open plan fitted kitchen and dining room with access to the garden. Conveniently located on the fringe of the city centre within easy reach of plenty of amenities, schools and road links to Wrexham and Chester, briefly comprising an open fronted porch, welcoming hall with stairs to 1st floor, cloaks/w.c., lounge with wood effect laminate flooring, impressive open plan kitchen dining room with integrated appliances and a utility with recently installed Worcester boiler. The 1st floor landing gives access to the 4 bedrooms, 1 with en-suite shower room and a family bathroom with bath and separate shower enclosure. Externally, the private drive leads to the detached brick garage. Gravelled garden to the front and an enclosed rear garden enjoying a good degree of privacy to include an Indian stone paved patio and timber decking for outdoor entertaining. NO CHAIN. Energy Rating - C (71)

LOCATION

This development is conveniently located on the outskirts of Wrexham City Centre near to Rhosddu and Garden Village having a range of local shops and amenities nearby together with a choice of primary and secondary schools. Good road links allow for daily commuting to Wrexham city centre, Chester and the North West. Alyn Waters Country Park is within a short driving distance and offers a picturesque setting with pleasant countryside walks.

DIRECTIONS

From Wrexham City Centre proceed along Rhosddu Road for approximately $\frac{3}{4}$ of a mile passing the right hand turning for Ty Gwyn Lane. At the mini roundabout take the 1st exit into the development and Top Farm Road, bear right, then left and the property will be observed on the right.

ON THE GROUND FLOOR

Open fronted pillared porch with chrome up and down welcome lights and part glazed composite entrance door opening to:

HALLWAY

With wood effect flooring, feature arch, central heating thermostat controls, coving to ceiling, staircase rising to the first floor landing with storage cupboard below and six panel white woodgrain effect doors off.

CLOAKS/W.C

Appointed with a low flush w.c, wash basin with tiled splashback, wood effect flooring, upvc double glazed window and radiator.

LOUNGE 15'8" x 10'2" (4.8m x 3.1m)

Wood effect flooring, electric fire in surround, upvc double glazed window to front, coving to ceiling and double part glazed doors opening to the dining area.

KITCHEN/DINER 19'0" x 11'1" (5.8m x 3.4m)

An impressive open plan sociable entertaining space with the kitchen area appointed with a stylish range of base and wall cupboards complimented by work surface areas incorporating a 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, four ring electric hob with oven/grill below, integrated fridge freezer, pull-out corner unit, Bosch integrated dishwasher, four drawer unit, wine holder, radiator, breakfast bar with additional storage cupboards below and grey wood style flooring which continues to the dining area with coving to ceiling, radiator and upvc double glazed French doors opening to the rear garden.

UTILITY

Appointed with a stainless steel single drainer sink unit with mixer tap, work surface and two door cupboard below, plumbing for washing machine, space for dryer, recently fitted Worcester gas combination boiler, part tiled walls and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, upvc double glazed window, radiator, ceiling hatch to roof space, airing cupboard with radiator and six panel white woodgrain effect doors off.

BEDROOM ONE

Upvc double glazed window overlooking the green, radiator and six panel door opening to:

EN-SUITE

Appointed with a pedestal wash basin with mixer tap, low flush w.c, shower enclosure, mains thermostatic shower, radiator, part tiled walls, inset ceiling spotlights and extractor fan.

BEDROOM TWO 11'1" x 8'2" (3.4m x 2.5m)

Upvc double glazed window to rear and radiator.

BEDROOM THREE 8'2" x 7'6" (2.5m x 2.3m)

Upvc double glazed window to rear, radiator and grey wood effect flooring.

BEDROOM FOUR 7'2" x 6'6" (2.2m x 2m)

Upvc double glazed window to front and radiator.

FAMILY BATHROOM 7'10" x 7'6" (2.4m x 2.3m)

Appointed with a white suite of low flush w.c, pedestal wash basin with mixer tap, bath with mixer tap, shower enclosure with electric shower unit, chrome heated towel rail, upvc double glazed window, extractor fan, part tiled walls, inset ceiling spotlights and grey vinyl flooring.

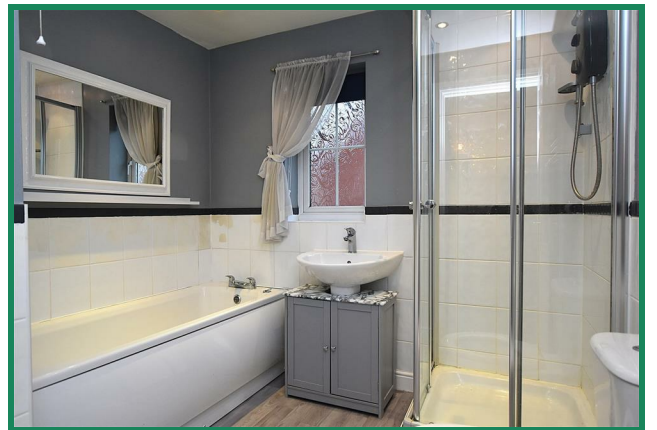
OUTSIDE

The property is approached along a private driveway providing parking for two cars and leading to the detached brick built garage having metal up and over door and side personal door. Decorative gravel to the front garden and a gated side access to the rear garden which enjoys a good degree of privacy and has been designed for ease of maintenance featuring an Indian stone paved patio, timber decking and cold water tap, all of which is enclosed to provide a safe family environment.

PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.

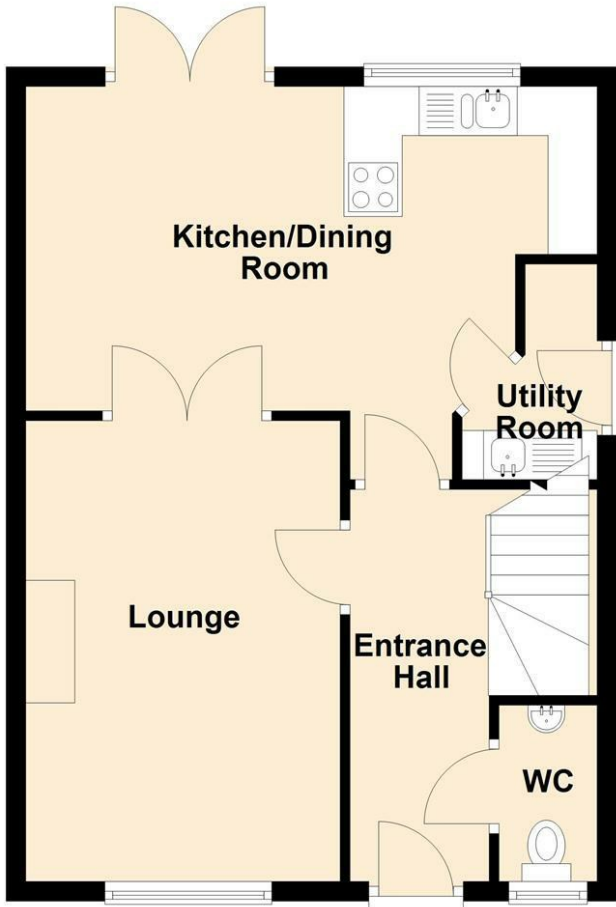




Floor Plan

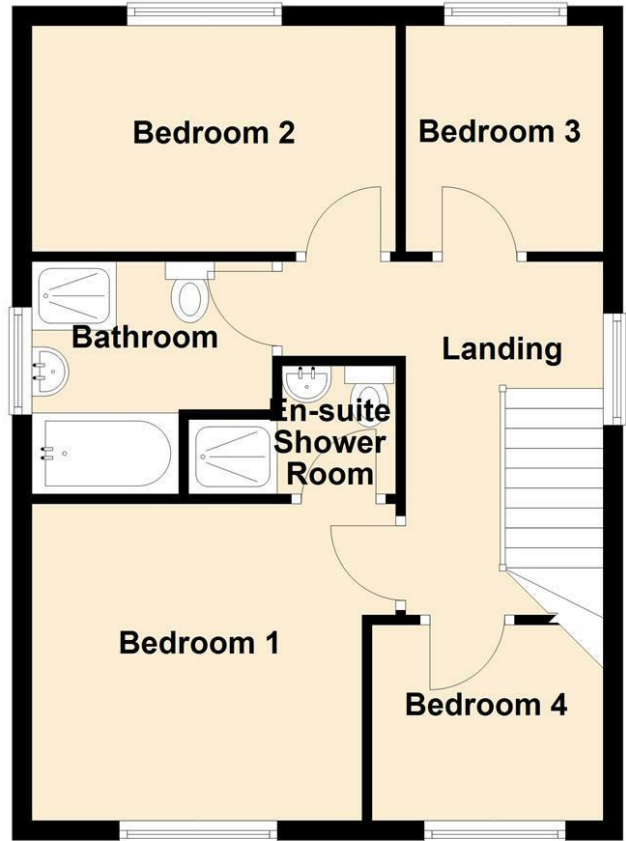
Ground Floor

Approx. 47.2 sq. metres (508.0 sq. feet)

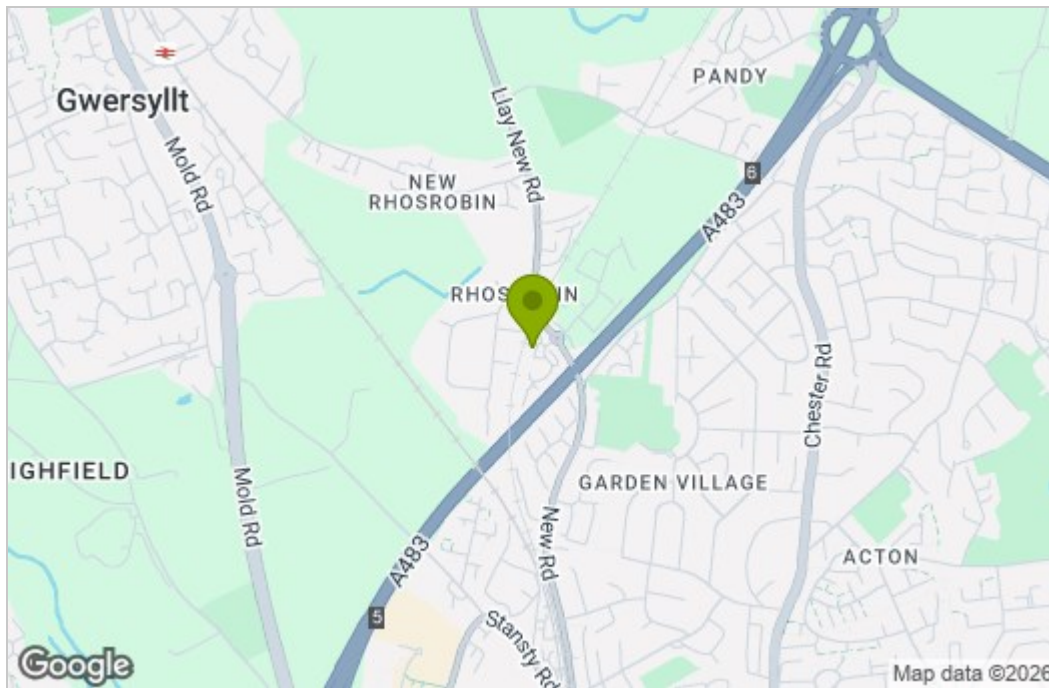


First Floor

Approx. 47.2 sq. metres (508.0 sq. feet)



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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