



williams estates

Charmade, Llandegla - LL11 3AG

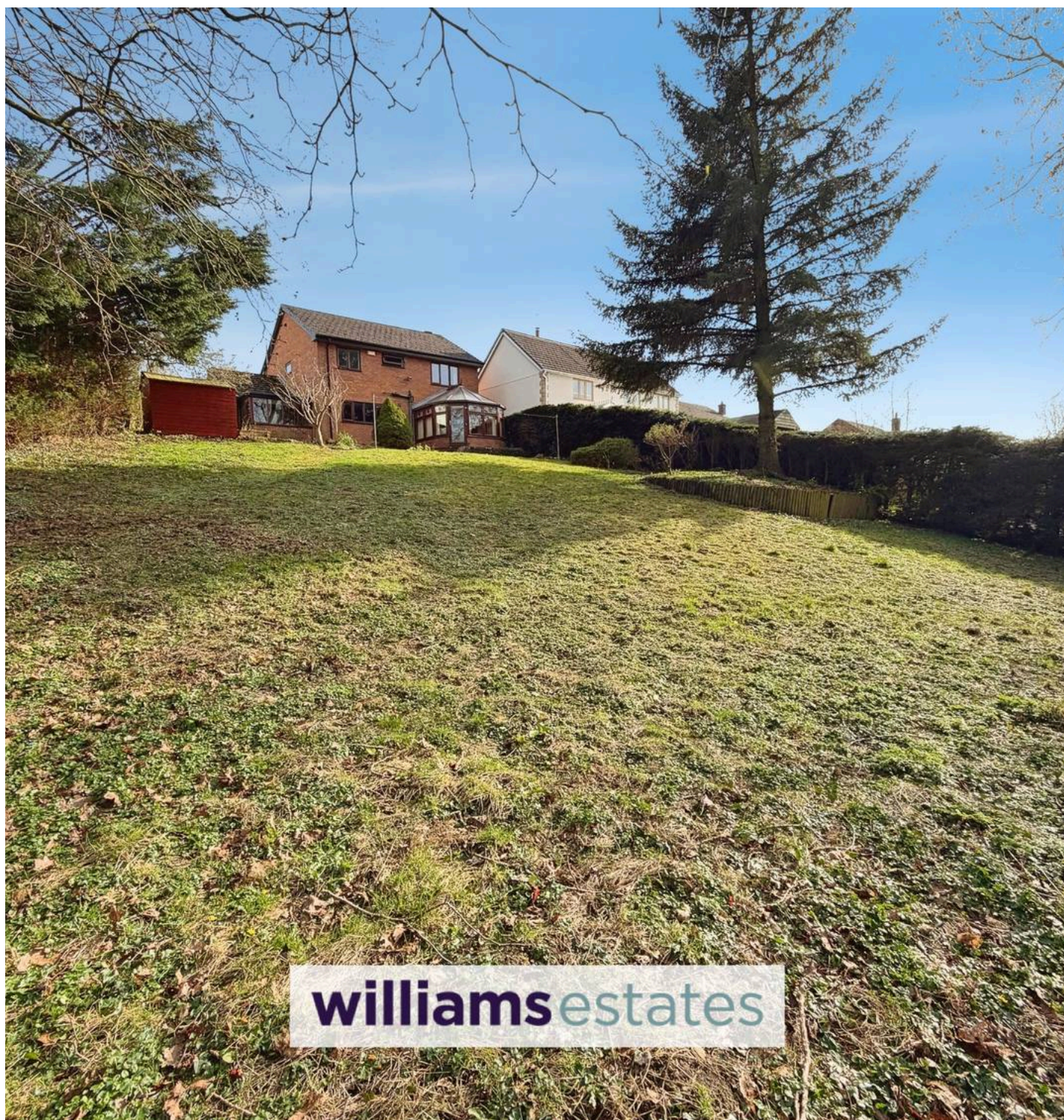
Guide Price **£280,000**

Charmade

Llandegla, Wrexham

NO ONWARD CHAIN - For Sale by Modern Auction - T & C's apply.

Presenting this four bedroom detached family home, which boasts a spacious layout comprising of a welcoming entrance hall that leads into a generously sized reception room, this inviting space flows seamlessly into a bright conservatory, providing an additional area for family or quiet moments. The kitchen is complete with ample storage and workspace, opens onto a dedicated dining area. Upstairs, the property features four bedrooms, including a master suite with its own en-suite shower room and a further family bathroom. Externally the property offers a large garden, ample parking and garage. Positioned in a sought-after residential location, this home is within easy reach of local amenities, reputable schools, and transport links. Whether you are upsizing, relocating, or searching for your next family home, this property presents a fantastic opportunity to secure a spacious, well maintained house in a popular area. Early viewing is highly recommended to appreciate the generous proportions, versatile accommodation. Contact us today for further details or to arrange your viewing appointment.



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Accommodation

Wooden double glazed sliding patio doors leading into:

Entrance Hall

A large entrance hall with radiator, staircase up to the first floor, power points and doors off:

Reception Room

26' 2" x 11' 11" (7.97m x 3.62m)

A large spacious room with power points, feature fireplace, radiators, wooden double glazed sliding patio doors to the conservatory, and door leading into

Kitchen

15' 1" x 10' 1" (4.61m x 3.07m)

A large kitchen have a range of wall, drawer and base units, complementary work surfaces over, one and half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor fan above, integrated refrigerator, large uPVC double glazed window to the rear elevation, floor to ceiling tiled walls, void for washing machine, PowerPoints, radiators, archway to dining room and door leading into:

Rear Porch

5' 6" x 8' 6" (1.67m x 2.59m)

A bright and airy room with power points, lighting, wooden framed windows to the rear elevation and wooden glazed door to the rear garden.

Dining Room

8' 1" x 8' 0" (2.46m x 2.43m)

Archway opening from the kitchen with radiator and powerpoints

Conservatory

10' 5" x 11' 7" (3.18m x 3.54m)

A D-shaped conservatory with tiled flooring, radiator, PowerPoints, wooden double glazed windows surrounding and wooden double glazed door to the rear garden.

Cloakroom

Having vanity unit with wash basin, storage



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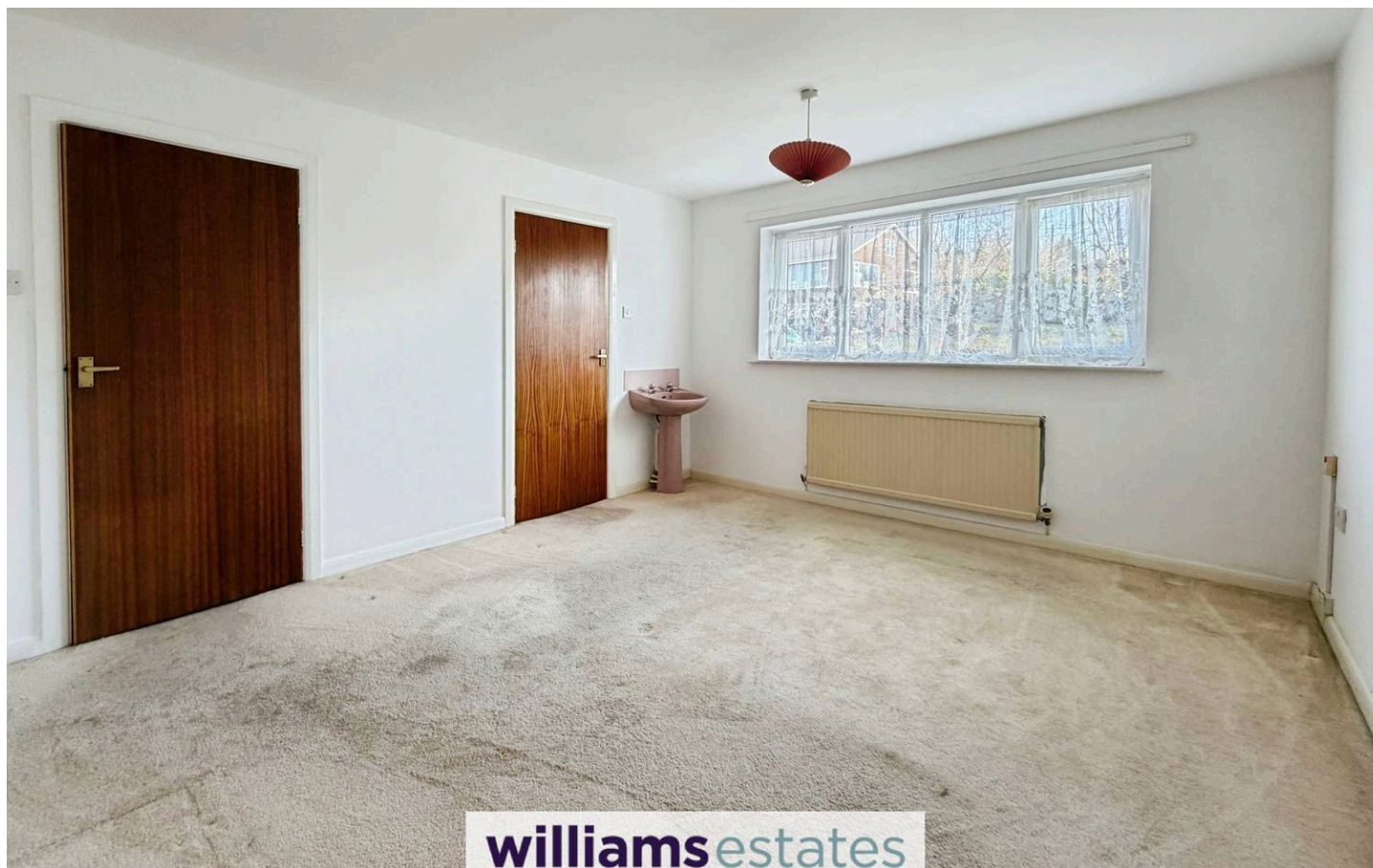
Conservatory

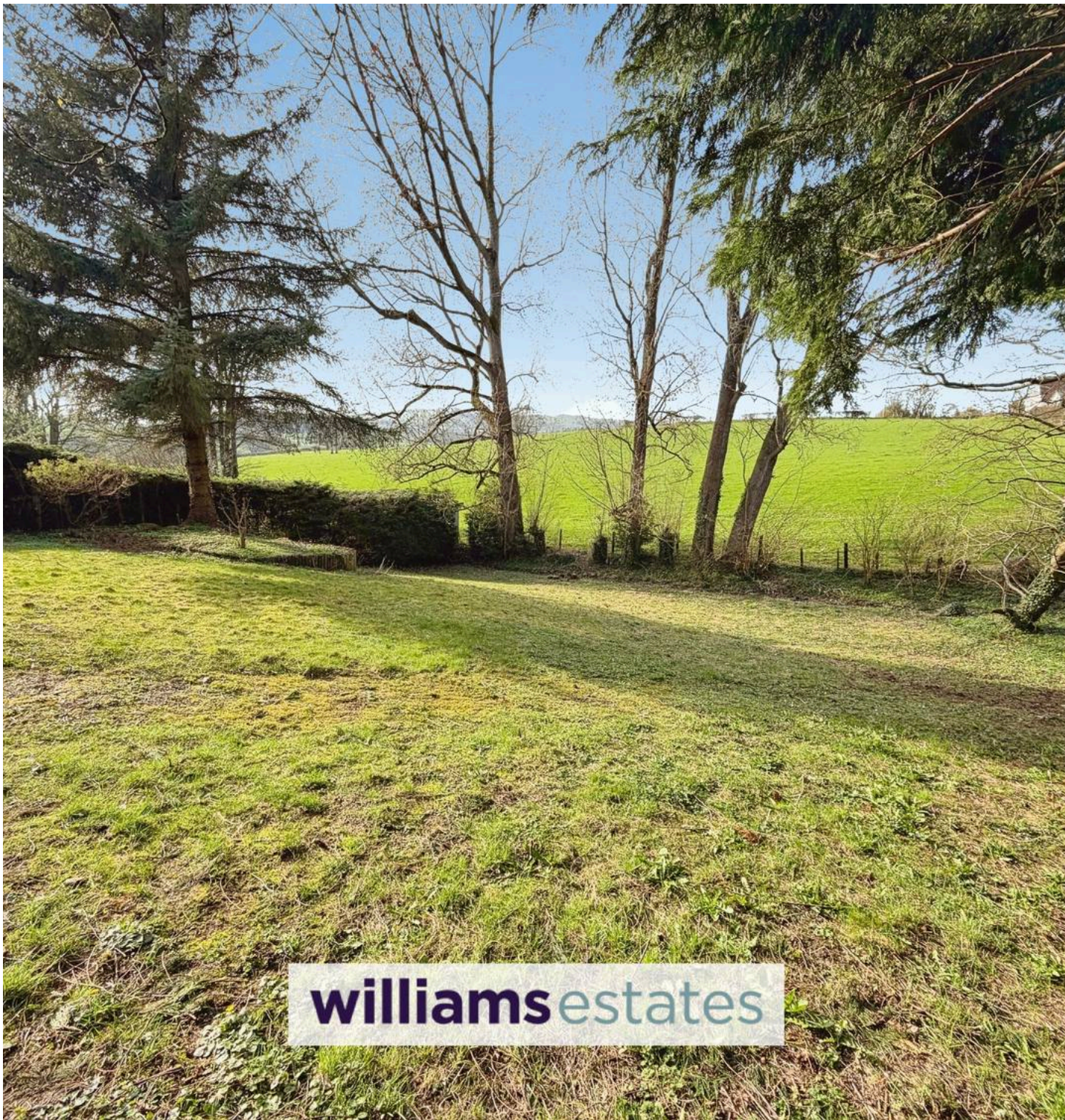
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Cloakroom

Having vanity unit with wash basin, storage cupboards under and mixer taps over, radiator and uPVC double glazed window to the front elevation and door leading



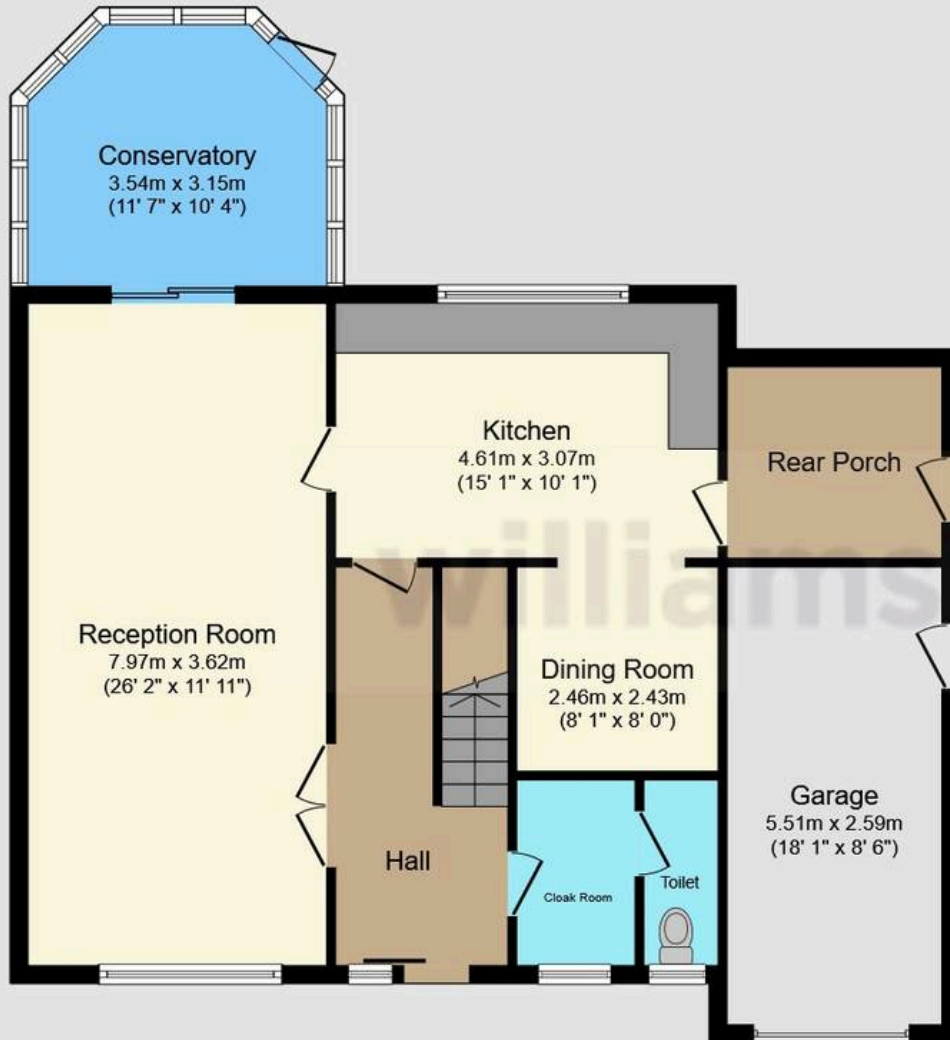


GARDEN

GARAGE

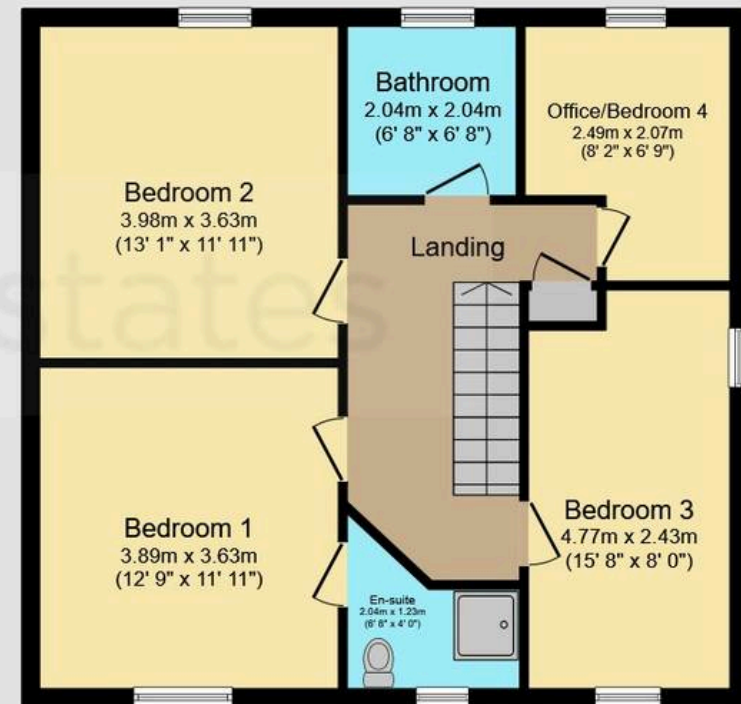
OFF STREET

DRIVEWAY



Ground Floor

Floor area 98.6 sq.m. (1,062 sq.ft.)



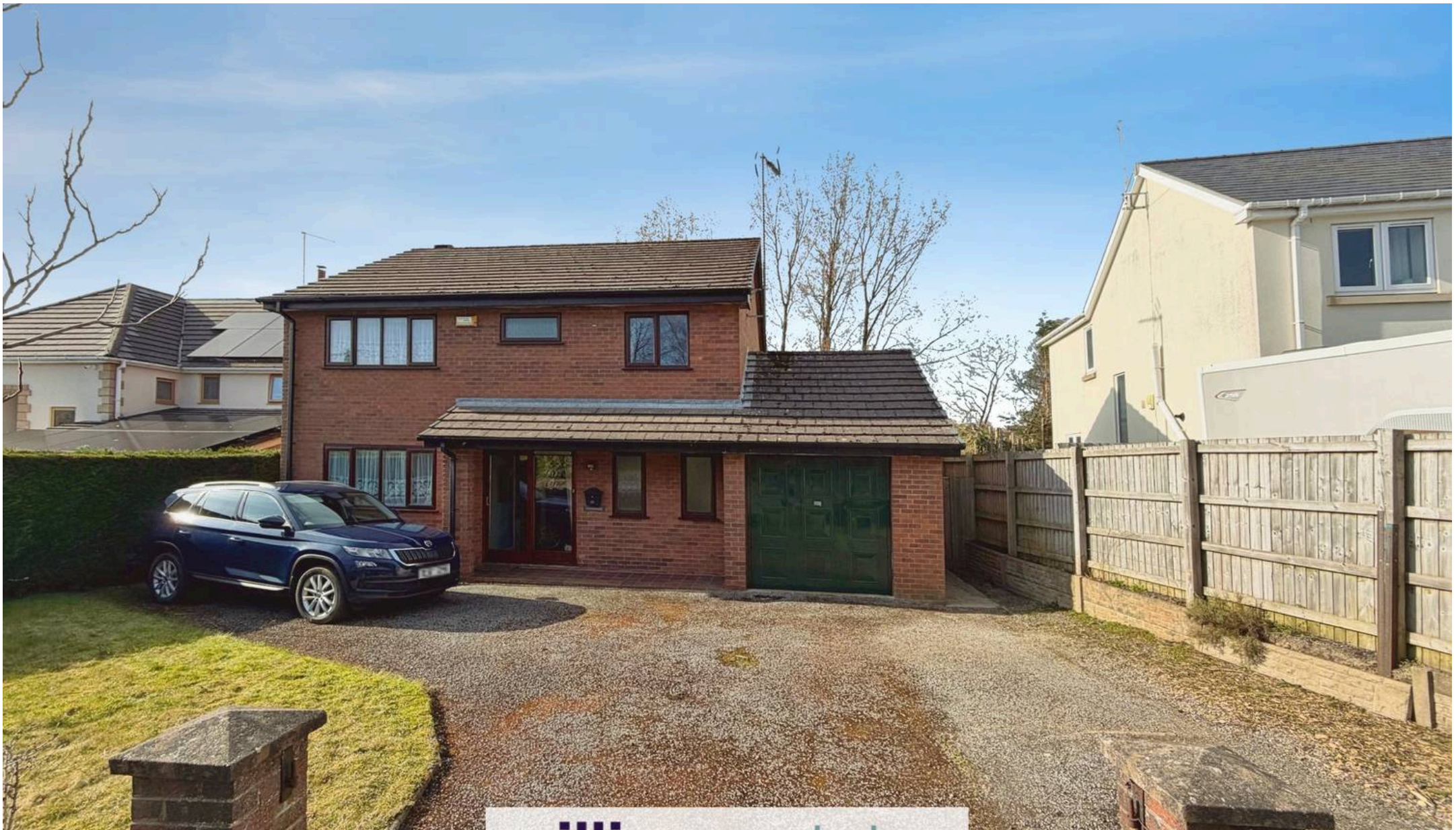
First Floor

Floor area 66.2 sq.m. (713 sq.ft.)

Total floor area: 164.9 sq.m. (1,775 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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