



28 Lllys Y Groes, Wrexham, LL13 7AG
Offers In Excess Of £350,000

Presented in immaculate condition is this impressive 4 double bedroom detached house with garage situated on a corner plot within this much favoured residential development on the fringe of the city centre with excellent road links and convenient amenities in close proximity. Having the balance of the original 10 year warranty, the property has the benefit of gas fired central heating, Upvc double glazing and briefly comprises a canopy porch with composite door opening to the welcoming hall with useful store cupboard, bay window fronted lounge featuring a recess for wall mounted tv with wide electric fire below, spacious open plan kitchen dining room offering sociable and practical living with the kitchen area having a stylish range of base and wall cupboards with integrated appliances and French doors opening to the rear garden from the dining area. Utility room and cloaks/w.c. The 1st floor landing connects the 4 double bedrooms all having either sliding door or built in wardrobes. The principal bedroom benefits from an en-suite shower room and there is an additional family bathroom with shower over bath. To the outside a brick paved double width drive leads to the garage with a lawned area continuing to the side of the property. The rear garden provides a safe and secure environment with stone paved patio for outdoor entertaining, lawn and a versatile games/garden room. Energy Rating - B (84)

LOCATION

A popular modern development located on the outskirts of the City Centre that offers a convenient place to live which enjoys good road links to the A483 Wrexham to Chester by-pass that allows for daily commuting to the major commercial and industrial centres of the region. Moneypenny Headquarters, Wrexham Technology Park, University and Wrexham Maelor Hospital are all within easy reach and there are also a range of shopping facilities and leisure facilities in the nearby Plas Coch Retail Park to include M & S, Costa and Sainsburys.

DIRECTIONS

From Wrexham proceed along the A483 taking the exit signposted Coedpoeth and Ruthin, at the end of the slip road turn left. Continue to the next set of traffic lights turning left into Croesnewydd Road, proceed past Moneypenny Headquarters and then take the next left into Llys Y Groes and the property will be observed on the right.

ON THE GROUND FLOOR

Open fronted entrance porch with inset spotlights to ceiling and part glazed composite door opening to:

WELCOMING HALLWAY

Featuring grey wood effect flooring, stairs to first floor landing with useful storage cupboard below, radiator and cottage style doors off to all rooms.

LOUNGE 17'8" x 9'6" (5.4m x 2.9m)

Upvc double glazed bay window overlooking the front garden and towards the park, fitted window blinds, radiator, recess for wall mounted t.v with wide electric fire below and recessed shelving with media cupboard below.

KITCHEN/DINING ROOM 20'0" x 12'1" (6.1m x 3.7m)

An impressive open plan practical and sociable entertaining space with the kitchen area fitted with a stylish range of base and wall cupboards complimented by wood effect work surface areas with matching upstands, stainless steel 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, Zanussi double oven/grill, five ring gas hob with stainless steel splashback and extractor hood above, cutlery and pan drawers below, integrated dishwasher, integrated fridge freezer, inset ceiling spotlights and Porcelain tiled floor which continues into the dining area having upvc double glazed French doors opening to the rear garden, space for family sized dining table, tall vertical radiator and connecting door to:

UTILITY

Matching range of base and wall units, wood effect work surface areas, stainless steel single drainer sink unit with mixer tap, concealed Vaillant gas central heating boiler, plumbing for washing machine, space for tumble dryer, radiator, coat hanging area, part glazed external door and cottage style door opening to:

CLOAKS/W.C

Appointed with a pedestal wash basin with mixer tap, low flush w.c, part tiled walls, tiled flooring and upvc double glazed window.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With cottage style doors off, ceiling hatch to roof space, radiator and airing cupboard housing the hot water cylinder.

BEDROOM ONE 13'9" x 11'1" (4.2m x 3.4m)

Upvc double glazed window to front, radiator, mirror fronted sliding door wardrobes and connecting door to:

EN-SUITE

Appointed with a low flush w.c, pedestal wash basin with mixer tap, shower enclosure with Rain forest style shower head and mains thermostatic shower, shaver socket, fully tiled walls, tiled flooring, chrome heated towel rail, upvc double glazed window, extractor fan and inset ceiling spotlights.

BEDROOM TWO 11'1" x 10'9" (3.4m x 3.3m)

Upvc double glazed window to rear, radiator and mirror fronted sliding door wardrobes.

BEDROOM THREE 10'9" x 9'2" (3.3m x 2.8m)

Upvc double glazed window to rear, mirror fronted sliding door wardrobes and radiator.

BEDROOM FOUR 12'1" x 8'10" (3.7m x 2.7m)

A good sized double bedroom with upvc double glazed window to front, radiator and built-in storage cupboard.

FAMILY BATHROOM

Appointed with a white suite of low flush w.c, pedestal wash basin, bath with mains thermostatic shower, fully tiled walls, tiled flooring, extractor fan, upvc double glazed window and chrome heated towel rail.

OUTSIDE

The property is approached along a double width brick paved driveway alongside a lawned garden which continues to the side of the property.

GARAGE

Having metal up and over door, lighting and power sockets.

GARDENS

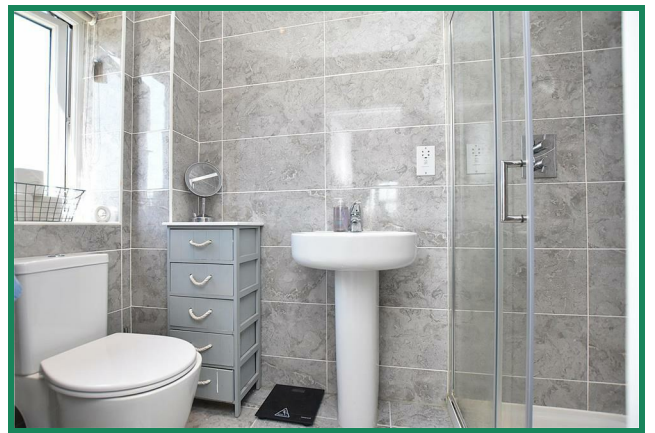
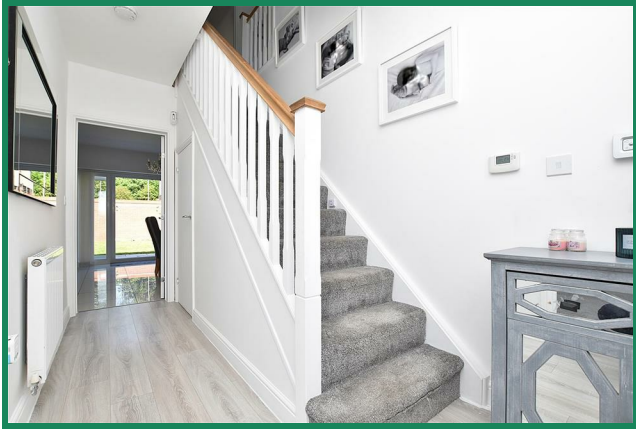
A gated stone paved path leads to a safe and secure rear garden which features a good sized full width stone paved patio area which is ideal for barbecues, lawned area, part privacy garden wall and timber fencing, sunny aspect, external sockets and sensor lighting.

GAMES/GARDEN ROOM 14'1" x 6'2" (4.3m x 1.9m)

An excellent addition to the property which could also be used as a home office having lighting, power sockets and electric heater.

PLEASE NOTE

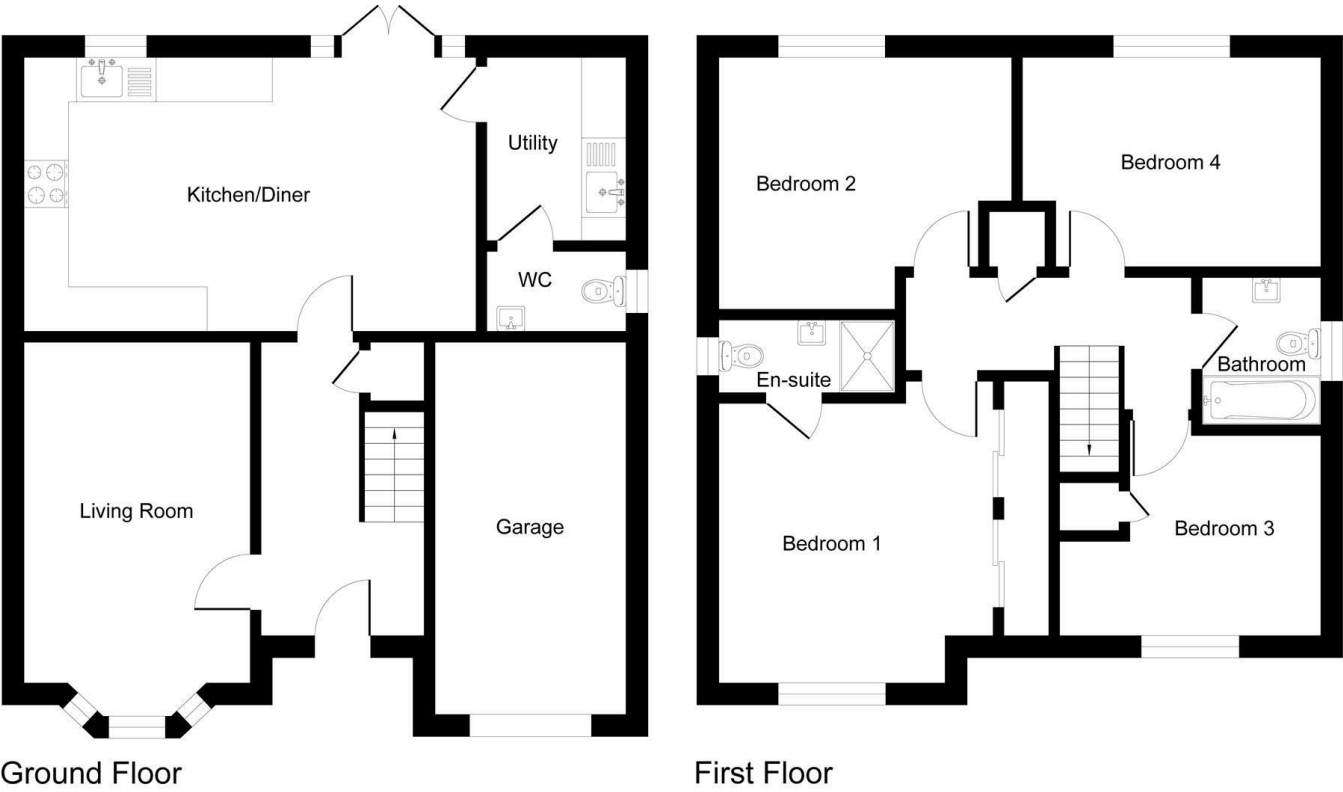
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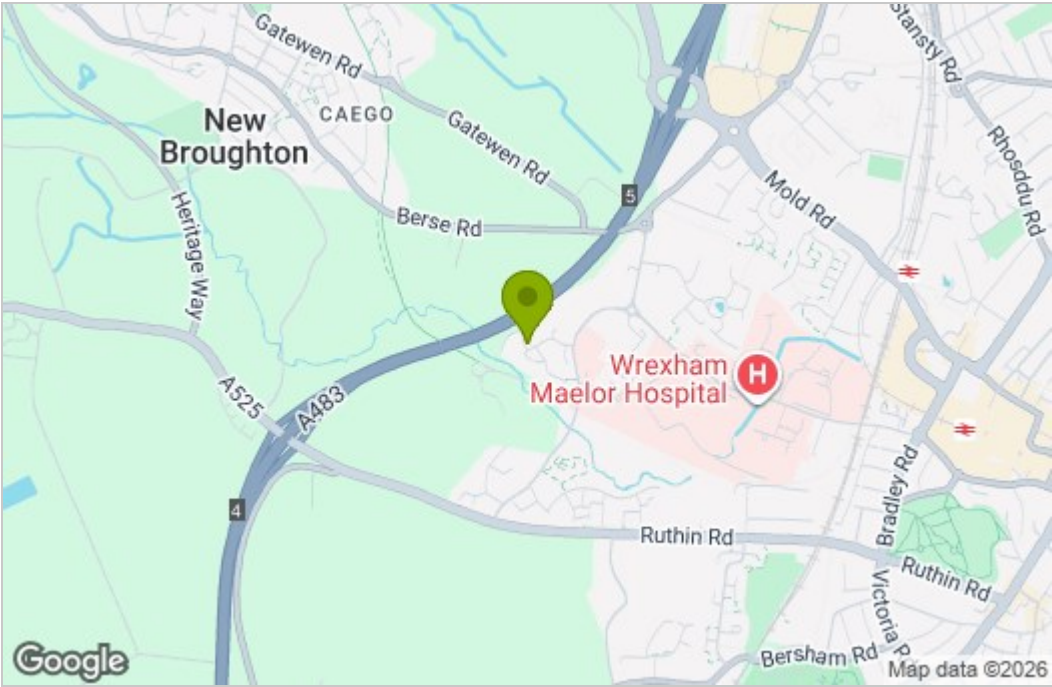


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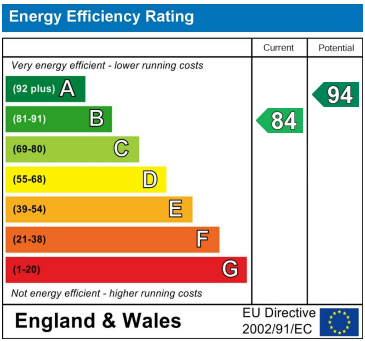
Floor Plan



Area Map



Energy Efficiency Graph



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