



1 Ffordd Morgannwg, Wrexham, LL11 2LE

Price £280,000

A well presented and extended 3 double bedroom detached house providing spacious accommodation and having the benefit of 3 reception rooms including a lounge and family/games room. Conveniently located on the outskirts of the city centre close to excellent road links, schools and amenities this lovely home briefly comprises a light and airy welcoming hall with staircase to 1st floor landing and oak veneer doors, lounge with open aspect to the dining room and connecting door to the well appointed fitted kitchen with useful pantry style store. Superb versatile family/games room which could also be a ground floor bedroom if required with access to the rear garden. The spacious landing connects the 3 double bedrooms, 1 with fitted wardrobes, and a bathroom with bath and separate shower enclosure. To the outside, a private drive provides double width parking and leads to the former garage/store with up and over door. A low maintenance front garden with artificial grass, and gated side path to the rear garden which provides an excellent secure outdoor entertaining space to include 2 paved patio areas for BBQ's and relaxing, artificial grass and decorative gravel flower beds. Gas central heating, Upvc double glazing and No Chain. EPC - C (69)

LOCATION

Ffordd Morganwng forms parts of an established residential development on the outskirts of the city conveniently located for both primary and secondary schools, excellent road links to Chester, Mold and the North West, local bus service and various shops, leisure facilities all within easy reach.

DIRECTIONS

From Wrexham city centre proceed along Rhosddu road into New Road for approximately 1 mile and take the left hand turning into Ffordd Mon, bear left into Ffordd Meirionydd, left into Ffordd Morgannwg and the property will be observed on the left.

ON THE GROUND FLOOR

Part glazed composite entrance door opens to the hall.

HALL

UPVC double glazed window with deep sill often used as a window seat provides an excellent degree of natural light, radiator, wood effect flooring, attractive oak veneer doors, staircase to 1st floor landing and useful store cupboard.

LOUNGE 15'8" x 10'5" (4.8 x 3.2)

A good sized reception room with Upvc double glazed window overlooking the rear garden, radiator, coving to ceiling and an open aspect to the dining room.

DINING ROOM 8'6" x 8'2" (2.6 x 2.5)

Upvc double glazed window, radiator and oak veneer door to the kitchen

KITCHEN 9'10" x 7'10" (3 x 2.4)

Appointed with a stylish range of Shaker base and wall cupboards complimented by wood effect work surface areas incorporating a 1 1/2 bowl sink unit with mixer tap and Upvc double glazed window above, 4 ring electric hob, double oven/grill, filter hood, plumbing for washing machine, inset ceiling spotlights, tiled floor, radiator and useful store cupboard housing the gas central heating boiler.

FAMILY/GAMES ROOM 15'8" x 13'9" (4.8 x 4.2)

A superb addition to this family home offering a versatile use which can be used to suit the occupiers requirement with Upvc double glazed window overlooking the rear garden, 2 electric wall heaters, wood effect flooring, inset ceiling spotlights and Upvc part glazed external door.

1ST FLOOR

A spacious landing with gallery over stairwell, Upvc double glazed window, airing cupboard with hot water cylinder, ceiling hatch to roof space with pull down ladder, partially boarded for storage and electric light.

BEDROOM 1 11'9" x 9'6" (3.6 x 2.9)

Having the benefit of floor to ceiling sliding door

wardrobes, Upvc double glazed window to rear and radiator.

BEDROOM 2 9'6" x 8'6" (2.9 x 2.6)

Upvc double glazed window and radiator

BEDROOM 3 9'6" x 6'10" (2.9 x 2.1)

Able to accommodate a double bed with Upvc double glazed window and radiator.

BATHROOM 7'6" x 5'6" (2.3 x 1.7)

Appointed with a white suite of bath, shower enclosure with electric shower unit, low flush w.c. wash basin, fully tiled walls, heated towel rail and 2 Upvc double glazed windows.

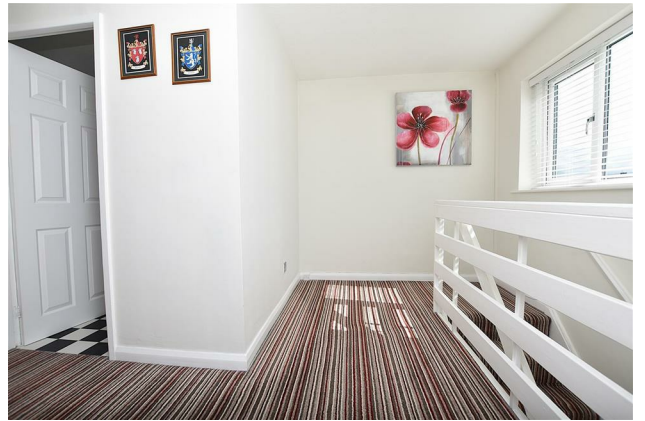
OUTSIDE

Approached along a double width private drive leading to the former garage/store - 3.1m x 3m metal up and over door, lighting and power sockets.

GARDENS

To the front of the property is an artificial grass area with low level timber fencing and gated side path that leads to the rear garden. Providing an excellent outdoor space for both children and adults to include 2 patio areas, artificial grass, decorative gravel flower beds boarded by timber sleepers, cold water tap all of which is enclosed within timber fencing.



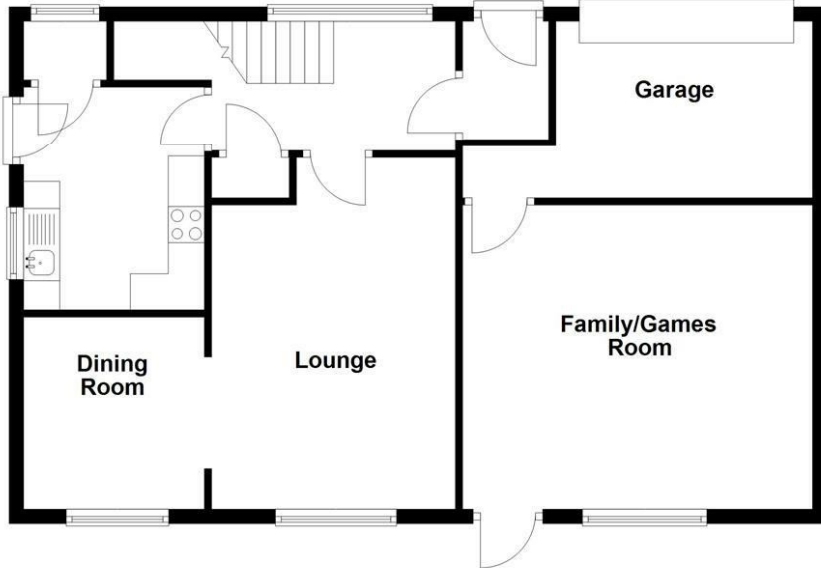




Floor Plan

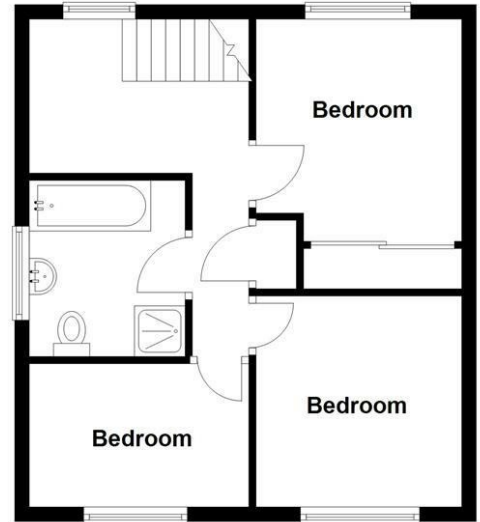
Ground Floor

Approx. 73.9 sq. metres (795.8 sq. feet)

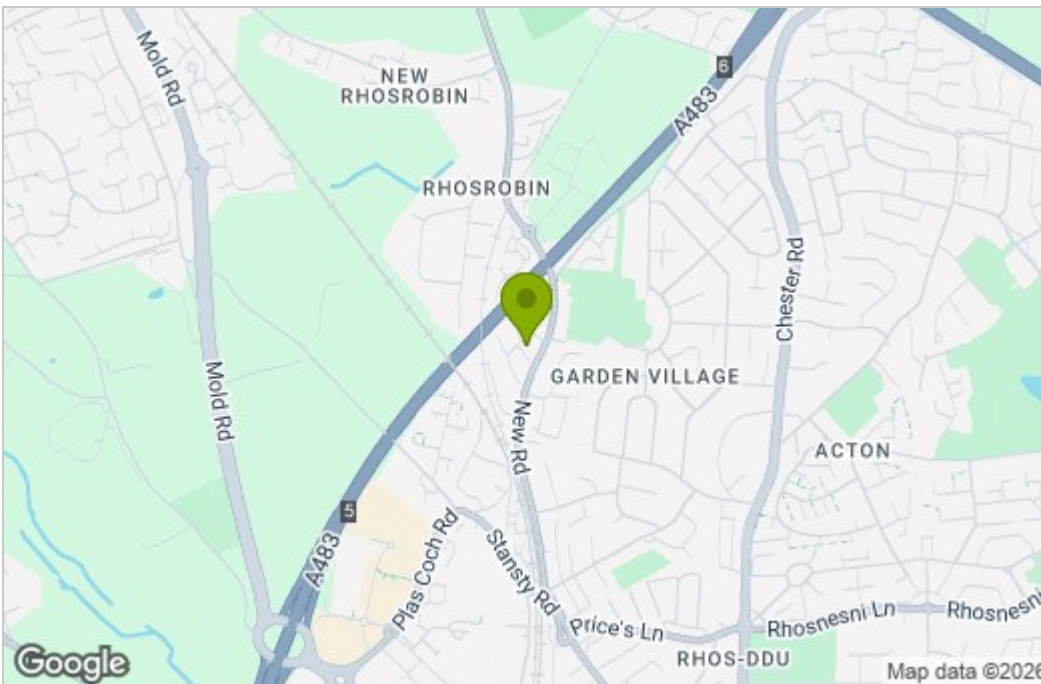


First Floor

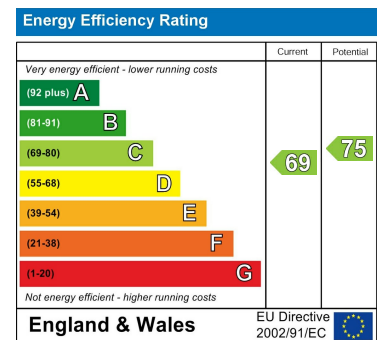
Approx. 40.5 sq. metres (436.3 sq. feet)



Area Map



Energy Efficiency Graph



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