



## 29 Wats Dyke Way, Garden Village, Wrexham, LL11 2TG

**Price £325,000**

A fine example of the traditional Garden Village style home that has been much improved by the current owners offering spacious 3 double bedroom extended accommodation blending the charming features with modern day comforts and the energy efficiency of solar panels with battery storage. Located on this tree lined road in the highly sought after area of Garden Village with shops, schools, bus service and excellent road links all within easy reach. The accommodation briefly comprises an enclosed porch, central hall with staircase off, lounge with the warmth of an open fire in cast iron surround and double doors opening to a sitting room which leads through to the conservatory enjoying a pleasant rear garden aspect. The open plan fitted kitchen dining room provides a lovely sociable family space together with bay window to front, utility and cloaks/w.c. The 1st floor landing connects the 3 double bedrooms, 2 with built in wardrobes/storage and a beautifully appointed 4 piece family bathroom to include bath and separate shower enclosure. To the outside, the features continue with a private drive for 2 cars leading to the detached garage with electric door and EV charger, mainly lawned front garden and an established sunny aspect rear garden with stone paved patio areas, lawn, ornamental pond and flower beds. Viewing highly recommended. NO CHAIN. Energy Rating - C (79)

## LOCATION

Garden Village has been established as a sought after location for a number of years and is situated approximately 1 1/2 miles from Wrexham city centre and enjoys good communication links via Chester Road to the A483 bypass that allows for daily commuting to the major commercial and industrial centres of the region. Chester Road has a frequent bus service into Wrexham and Chester and there are also a range of day to day shopping facilities, public houses/restaurants within walking distance. Wats Dyke primary school is within easy walking distance and Rhosnesni High School is within the catchment area.

## DIRECTIONS

From Wrexham City Centre proceed along Chester Street into Chester Road for approx 1 mile passing the Acton Public House. Just after the pedestrian crossing, turn left onto Kenyon Avenue. At the T Junction, turn right onto Wats Dyke Way and follow the road until the property will be observed on the right.

## ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

## ENCLOSED PORCH

With two upvc double glazed windows to side, quarry tiled floor and part glazed internal door leading to:

## HALLWAY

With central staircase and four panel doors off.

## LOUNGE 14'1" x 10'2" (4.3m x 3.1m)

A good sized reception room with upvc double glazed window to front, inset ceiling spotlights, radiator, cast iron fireplace with open fire on a brick hearth, wall light points, connecting door to kitchen and double part glazed doors leading to:

## SITTING ROOM 12'5" x 12'9" (3.8m x 3.9)

Wood style flooring, two radiators, wall light points and upvc double glazed French doors opening to:

## CONSERVATORY 11'5" x 10'5" (3.5m x 3.2m)

Upvc double glazed windows on a brick plinth overlooking the rear garden, wood effect flooring, glass roof and upvc double glazed French doors opening to the patio.

## KITCHEN/DINING ROOM 22'3" x 9'10" (6.8m x 3m)

A good sized sociable family space with the kitchen area appointed with a shaker style range of base and wall cupboards complimented by wood effect work surface areas incorporating a ceramic 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above, electric "Stoves" cooker with pull-out extractor hood above, concealed Ideal gas central heating boiler, under unit lighting, plumbing for dishwasher, part tiled walls, inset ceiling spotlights and tiled flooring. The dining area features a upvc double glazed walk-in bay window to front, wood block Parquet flooring, two radiators and inset spotlights.

## UTILITY

Having the benefit of additional wall cupboards, work surface areas, plumbing for washing machine, space for tumble dryer, upvc double glazed window, quarry tiled flooring, radiator and upvc part glazed external door.

## CLOAKS/W.C

Appointed with a low flush w.c, wash basin set within vanity unit with tiled splashback, ceiling hatch to roof space, upvc double glazed window, radiator and wood style flooring.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

## LANDING

With original pitched pine four panel doors off.

## BEDROOM ONE 12'9" x 12'5" (3.9m x 3.8m)

Upvc double glazed window to rear with fitted plantation shutters, radiator, exposed wood flooring and inset ceiling spotlights.

## BEDROOM TWO 14'5" x 9'10" (4.4m x 3m)

Upvc double glazed window to front, radiator, fitted storage cupboards housing the hot water cylinder, fitted wardrobes to recess and cast iron ornate fireplace.

## BEDROOM THREE 11'1" x 10'2" (3.4m x 3.1m)

Another double bedroom with upvc double glazed window, radiator, ceiling hatch to roof space, built-in storage cupboard and cast iron ornate fireplace.

## BATHROOM 9'6" x 9'6" (2.9m x 2.9m)

A spacious family bathroom appointed with a four piece suite of shower enclosure with electric shower unit and wipe clean wall boards, bath with mixer tap and hand held shower take-off, w.c and rectangular wash basin with mixer tap within a white gloss fronted vanity unit with separate matching storage cupboards, Victorian style heated towel rail/radiator, part tiled walls and wood style flooring.

## OUTSIDE

A brick paved driveway provides parking for two cars and leads to:

## DETACHED GARAGE 23'3" x 10'2" (7.1m x 3.1m)

Having the benefit of an EV car charger, electric garage door, lighting, power sockets, upvc double glazed window and rear personal door.

## GARDENS

A gated brick paved path leads to the entrance door alongside a mainly lawned garden with low level brick built boundary wall and flowerbeds. A gated path continues to the rear garden which provides an excellent outdoor entertaining space for both adults and children and features Indian stone paved patio for outdoor dining, lawn, ornamental pond, flowerbeds and decorative slate, all of which is enclosed to provide a safe family environment.

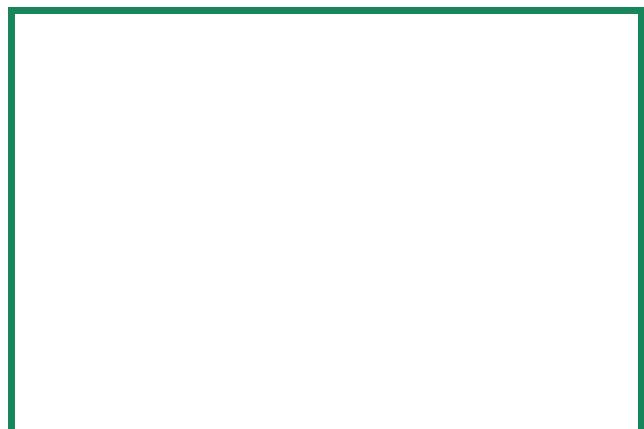
## AGENTS NOTE

The property has the benefit of 11 solar panels installed in 2023 together with 2 battery packs within loft space which greatly reduces the home owners electric costs.

## PLEASE NOTE

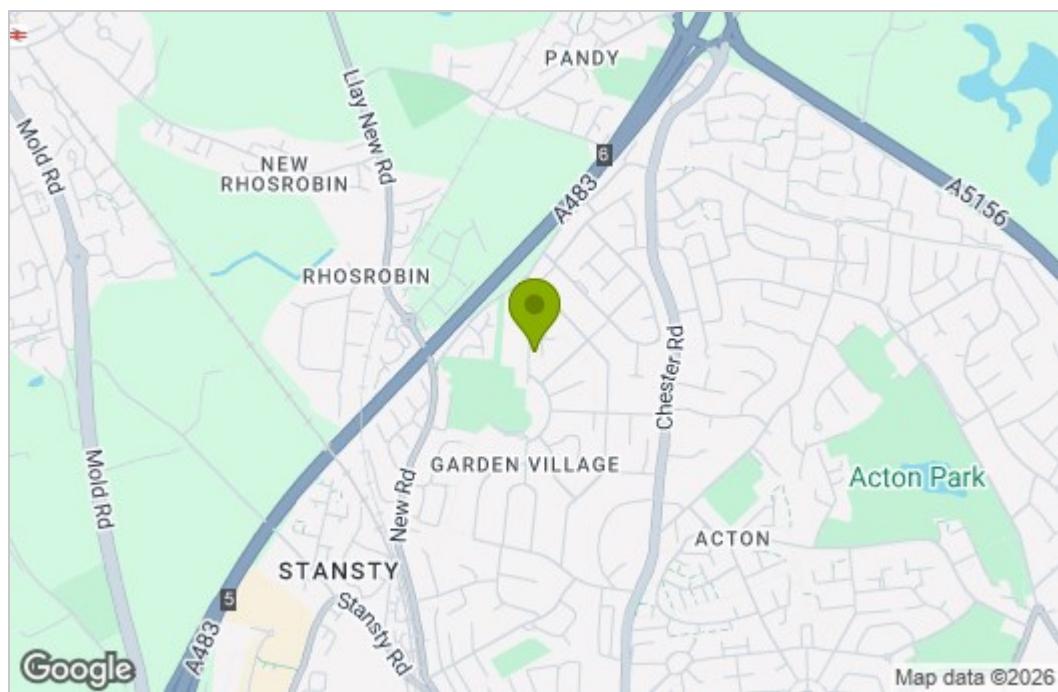
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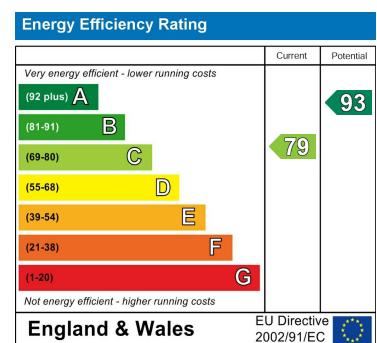


## Floor Plan

## Area Map



## Energy Efficiency Graph



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