



21 Trem Eryri, Garden Village, Wrexham, LL11 2TR
Price £285,000

Enjoying a private position within this sought after development is this well presented 3 bedroom detached home with good sized conservatory and detached garage. Currently having a new kitchen and the installation of ground floor cloaks/w.c. Located on the fringe of Garden Village with an excellent range of amenities and road links to Wrexham and Chester the accommodation briefly comprises a canopy porch, entrance hall with central staircase, utility/store formerly a cloaks/w.c., spacious lounge with French doors opening to the conservatory with a pleasant aspect over the rear garden. Sociable open plan kitchen dining room with a range of base and wall cupboards, wood block work surface areas and new oven/grill. The 1st floor landing connects the 3 bedrooms, 2 of which are doubles, and a bathroom with Jacuzzi bath. To the outside, the drive provides parking for 4 cars and leads to the larger than usual single garage. Mainly lawned front garden and a gated side path leads to the rear garden which enjoys a good degree of privacy and includes 2 patio areas, lawn and established hedging. NO CHAIN. Energy Rating - E (53)

LOCATION

The property is located in the much favoured suburban residential area of Garden Village, which enjoys excellent communication links to the A483 by-pass which links Wrexham, Chester and Oswestry for daily commuting to major commercial and industrial centres of the region. There is a parade of shops within walking distance, highly regarded primary school, playing field, leisure and social amenities in Rhosddu.

DIRECTIONS

From Wrexham city centre proceed along Chester Street into Chester Road for approximately 1½ miles passing the Acton Public House on the right hand side and the parade of shops within Garden Village on the left hand side. After passing the petrol station on the left hand side, take the left turning into Ty Gwyn Lane and after approximately ¼ mile take the left hand turning into Trem Eryri before reaching the T junction, where No. 21 will be observed on the left hand side.

ON THE GROUND FLOOR

Canopy porch with upvc part glazed entrance door opening to:

HALLWAY

With wood effect flooring, radiator, central staircase rising to first floor landing, coving to ceiling, mains wired smoke alarm and six panel doors off.

UTILITY/STOREROOM

Formerly the cloaks/w.c having plumbing for washing machine, upvc double glazed window and larder cupboard.

LOUNGE 16'8 x 10'9 (5.08m x 3.28m)

A good sized reception room having a continuation of the wood effect flooring, electric fire in surround, two radiators, upvc double glazed window to side, coving to ceiling and upvc double glazed French doors opening to:

CONSERVATORY 10'1 x 9'4 (3.07m x 2.84m)

Upvc double glazed windows on a brick plinth provide a pleasant aspect overlooking the rear garden, radiator, upvc double glazed French doors to side and wood effect flooring.

KITCHEN/DINING ROOM 16'8 x 11'9 (5.08m x 3.58m)

Enjoying a sociable open aspect with the dining area having upvc double glazed window to front with radiator below. The kitchen area is fitted with a range of base and wall cupboards complimented by wood block work surface areas incorporating a 1 1/2 bowl stainless steel single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, newly fitted oven/grill, four ring gas hob with stainless steel splashback and extractor hood above, part tiled walls, new vinyl flooring, upvc part glazed external door and wall mounted boiler.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With upvc double glazed window to rear, radiator and six panel white woodgrain effect doors off.

BEDROOM ONE 13'2 x 9'7 (4.01m x 2.92m)

Upvc double glazed window to front, newly fitted carpet and radiator.

BEDROOM TWO 10'1 x 9'2 (3.07m x 2.79m)

A double bedroom with two upvc double glazed windows to front, newly fitted carpet, radiator and built-in airing cupboard housing the hot water cylinder.

BEDROOM THREE 8'10 x 6'9 (2.69m x 2.06m)

Upvc double glazed window to rear, newly fitted carpet and radiator.

BATHROOM

Appointed with a white suite of low flush w.c, pedestal wash basin with mixer tap, Jacuzzi bath with mixer tap, electric shower over and splash screen, chrome heated towel rail, fully tiled walls, upvc double glazed window, inset ceiling spotlights and extractor fan.

OUTSIDE

The property is approached along a private driveway providing parking for three cars with double gates then leading to a further parking area and:

GARAGE 17'2 x 10'8 (5.23m x 3.25m)

Metal up and over door, lighting, power socket and side personal door.

GARDENS

The front garden is mainly lawned with paved path to entrance porch, decorative gravelled border and privacy hedging. A gated side path leads to the rear garden which enjoys a good degree of privacy and features two paved patio areas, lawned garden, cold water tap and privacy hedging.

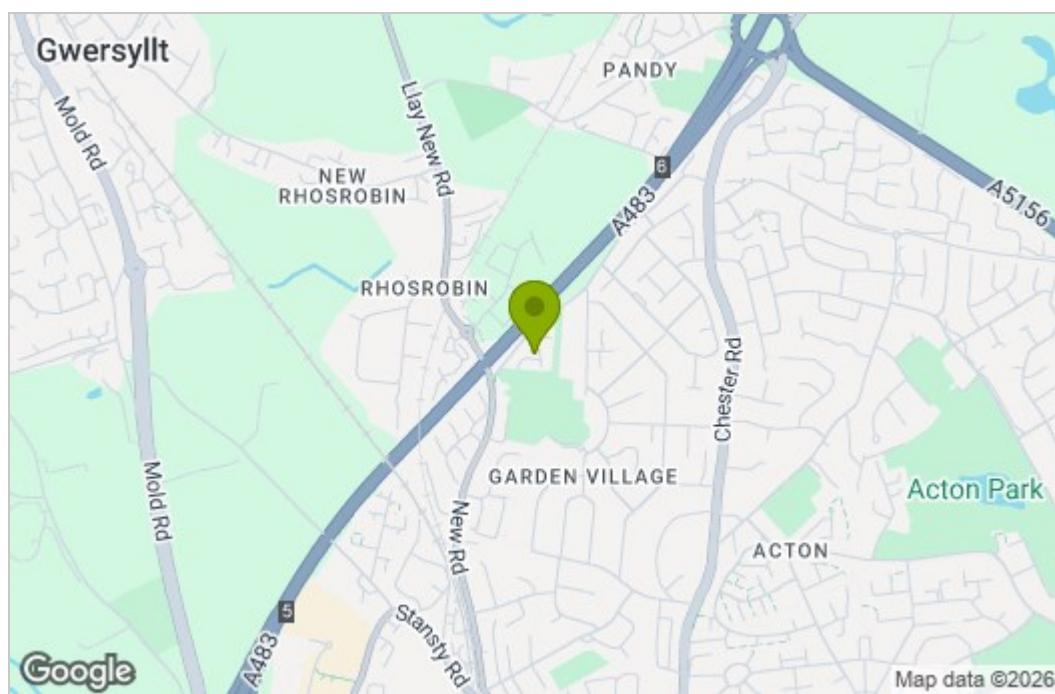
PLEASE NOTE

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.

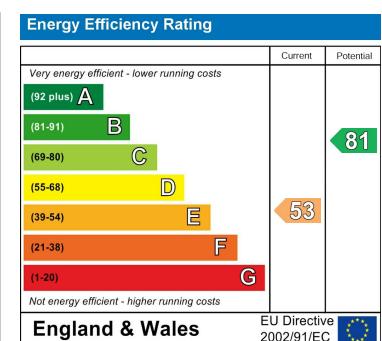


Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.