



14

Wrexham | LL11 4YU

£365,000

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# 14

## Wrexham | | LLI | 4YU

Reduced by £20,000 for quick sale.

Situated in a popular and well-established residential location in Gwersyllt, this attractive detached four-bedroom family home is presented in excellent condition throughout and offers well-balanced accommodation ideal for modern family living.

In brief, the ground floor comprises a welcoming entrance hall with built-in storage, a spacious living room, and a contemporary kitchen/dining room designed for everyday family life and entertaining. Further features include a separate utility room and a convenient downstairs WC. To the first floor, a central landing provides access to four well-proportioned bedrooms, complemented by a modern family bathroom.

Externally, the property benefits from a landscaped front garden and a sheltered entrance porch, with access available to both sides of the home. The rear garden has been thoughtfully designed to create an attractive and low-maintenance outdoor space, featuring a summerhouse with power and lighting, ideal for use as a home office, hobby space or garden retreat. To the rear of the property, there is driveway parking and a detached garage, offering excellent practicality.

Maes Gwyrdd is a sought-after development built by Gower Homes in 2018, conveniently located within walking distance of a range of local amenities including shops, schools and medical centres. The area also offers nearby green spaces and walking routes, together with excellent transport links to Wrexham, Mold and Chester.

- FOUR BEDROOM DETACHED FAMILY HOME
- ENTRANCE HALLWAY AND DOWNSTAIRS WC
- MODERN KITCHEN/DINING AREA WITH SEPARATE UTILITY AREA
- MODERN LIVING ROOM WITH FRENCH DOORS TO GARDEN
- PRINCIPLE BEDROOM WITH EN-SUITE
- GENEROUS BEDROOMS
- MODERN FAMILY BATHROOM
- LANDSCAPED GARDENS FRONT AND REAR
- SUMMERHOUSE WITH POWER
- DRIVEWAY AND DETACHED GARAGE



### Entrance Hall

Sheltered external porch and composite door with glazed size panel leads into entrance hall with built in storage cupboard, stairs for first floor, panelled radiator, ceiling light point, door into living room and kitchen/dining room.

### Living Room

UPVC double glazed window to the front elevation and uPVC double glazed French doors to the rear. Media wall with paneling and LED lighting. Plush carpet flooring, two radiators with one being vertical and ceiling light point.

### Kitchen/Dining Room

Modern kitchen housing a range of wall, drawer and base units with complimentary work surface over and integrated breakfast bar seating area. Integrated appliances to include double eye-level oven and grill, electric hob, extractor, dishwasher and fridge-freezer. 1.5 composite sink unit with shower-hose mixer tap. Space for dining table, LVT flooring, part tiled walls, recessed LED lighting, panelled radiator and door into utility.

### Utility

Space and plumbing for washing machine and tumble dryer with wall units and work surface. Cupboard housing combination boiler. LVT flooring, splash back tiling, extractor, ceiling light point, panelled radiator, door into downstairs WC and composite door to garden area.

### Downstairs WC

Two piece suite comprising low-level WC and pedestal wash hand basin. Panelled radiator, LVT flooring, recessed LED lighting and extractor fan.

### Landing Area

'L' shaped landing area with carpet flooring, ceiling

light point, panelled radiator, access to loft, airing cupboard with shelving, doors to bedrooms and bathroom.

### Bedroom One

UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point and panelled radiator. Door into en-suite.

### En-suite

Three piece suite with low-level WC, pedestal wash hand basin and corner enclosed mains shower cubical with rainfall mains shower. Recessed LED lighting, shave point, tiled walls, tiled flooring, extractor, chrome heated towel rail and uPVC double glazed frosted window to the rear elevation.

### Bedroom Two

UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point and panelled radiator.

### Bedroom Three

UPVC double glazed window to the front elevation. Carpet flooring, ceiling light point and panelled radiator.

### Bedroom Four

UPVC double glazed window to the front elevation. Built in storage, carpet flooring, ceiling light point and panelled radiator.

### Family Bathroom

Three piece suite comprising low-level WC, floating wash hand basin and panelled bath with electric shower over. Finished with recessed LED lighting, tiled walls, tiled flooring, shave point, heated towel rail and frosted double glazed window to the front.





### Summerhouse

Located in the corner or the garden is this composite built summer house with decking, power, recessed LED lighting and French doors.

### Detached Garage

Situated at the rear of the property, up and over door, side access door, power and lighting.

### Outside

To the front there is a pleasant lawned garden with established shrubberies and sheltered porch with mains lighting. There is parking to the left hand side and a timber gate to the right leading to the rear. The main driveway is located to the rear of the property with space for two further vehicles leading to the garage. The rear garden has been pleasantly landscaped with paved patio area, lawned garden and established shrubberies. Additionally there is outside lighting and tap.

### Additional Information

The property was built by Gower Homes in 2018. There is an annual service charge in which the present owners paid £320 for the year. There is a mains security alarm included with the property.

### Important Information

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.









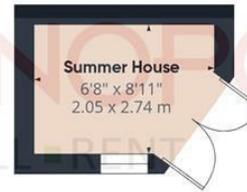
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area<sup>(1)</sup>  
 1242 ft<sup>2</sup>  
 115.5 m<sup>2</sup>

Reduced headroom  
 3 ft<sup>2</sup>  
 0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**MONEY LAUNDERING REGULATIONS 2003**

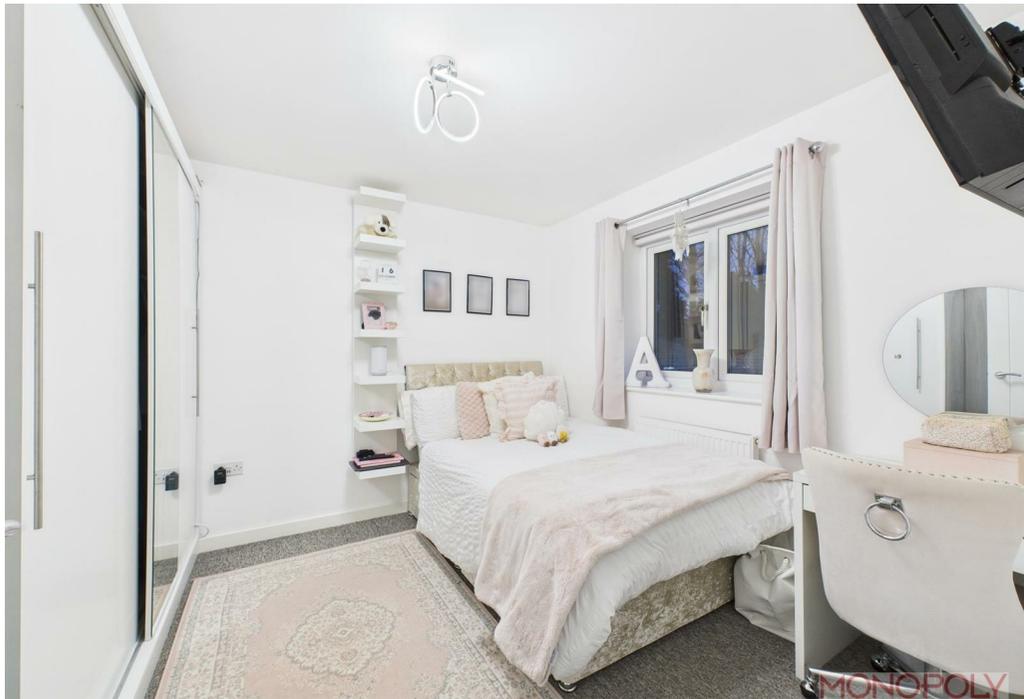
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Future	Current	Future
 Very energy efficient - lower running costs (92-101) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	<b>94</b> <b>84</b>	 Very environmentally friendly - lower CO <sub>2</sub> emissions (10-19) <b>A</b> (20-29) <b>B</b> (30-39) <b>C</b> (40-49) <b>D</b> (50-59) <b>E</b> (60-69) <b>F</b> (70-79) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC









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