Mold Road | Cefn-Y-Bedd | Wrexham | LL12 9UL

## Offers over £300,000

ROSE RESIDENTIAL

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This attractive and well maintained detached home offers spacious and versatile accommodation in a sought after residential area. The property features two generous reception rooms, a conservatory, a well-fitted kitchen, and useful utility spaces. To the first floor are three bedrooms and a spacious family bathroom. Externally, the property benefits from a driveway providing ample off-road parking, a detached single garage, and beautifully maintained front and rear gardens with mature borders.

### Entrance Porch

A part glazed wooden entrance door opens to the porch, which in turn features a UPVC part glazed inner door leading to the hallway beyond.

### Hallway

The property opens into an extremely welcoming and spacious hallway, with a side facing UPVC double glazed window allowing plenty of natural light. Stairs lead to the first floor, and there are doors off to both reception rooms and the kitchen.

### Lounge

11'10" x 13'10" (3.62m x 4.23m )

A spacious lounge featuring a large curved front UPVC double glazed bay window that overlooks the front garden, allowing plenty of natural light to flood the room. The room includes a marble-effect fireplace, picture rails, ceiling coving, radiator and fitted carpet.

## Dining Room

11'10" x 12'10" (3.63m x 3.92m)
A generous dining room featuring a marble-effect fireplace, picture rails, ceiling coving and parquet flooring. An open archway leads through to the conservatory, creating an excellent flow of natural light and providing a versatile space ideal for family dining or entertaining

## Conservatory

11'3" x 9'5" (3.43m x 2.89m )
A delightful conservatory featuring wood framed double glazed windows, a polycarbonate roof, and French doors opening onto the rear garden. With fitted carpet and a radiator, this versatile room can be enjoyed comfortably all year round

## Kitchen

12'4" x 10'4" (3.77m x 3.15m )
A well proportioned kitchen fitted with a range of matching wooden wall and base units with contrasting work surfaces and tiled splashbacks. The room benefits from a large side facing UPVC double glazed window, freestanding cooker, as well as space and plumbing for dishwasher.

## Back Entrance Hallway

This is an extremely useful space featuring a side facing UPVC part glazed door providing access to the exterior. The room includes fitted wall units offering additional storage, together with space and plumbing for a washing machine.

## Utility Room

6'2" x 6'0" (1.88m x 1.83m )
A practical utility room fitted with wall and base units providing useful storage and worktop space. Below the rear facing UPVC double glazed window is an inset stainless steel sink and drainer unit. The room also features tiled flooring, a wall-mounted Worcester boiler, and space and plumbing for appliances

## Downstairs w/c

A convenient downstairs w/c fitted with a low level w/c and small wall mounted sink. There is a side facing UPVC double glazed window, radiator and tiled flooring.

## Stairs and Landing

Stairs lead up from the Hallway to the first floor landing, which features a side facing UPVC double glazed window providing natural light. The landing offers access to all of the bedroom and family bathroom.

## Bedroom One

11'10" x 12'7" (3.61m x 3.84m )
A spacious double bedroom featuring a large curved front facing UPVC double glazed bay window. The bedroom includes a comprehensive range of fitted wardrobes, overhead storage cupboards, drawers, and a dressing table, offering excellent storage solutions. Finished with fitted carpet and radiator.

## Bedroom Two

11'8" x 12'2" (3.57m x 3.71m )
Another well proportioned double bedroom with a large rear facing UPVC double glazed window overlooking the garden. Again, this room features an extensive range of fitted wardrobes with mirrored doors, built-in shelving, drawers, and a dressing table area. Finished with fitted carpet, radiator and an additional built in storage cupboard.

## Bedroom Three

8'10" x 9'3" (2.71m x 2.83m )

A good sized single bedroom with a front facing UPVC double glazed window. The room features fitted wardrobes with overhead storage and shelving. Finished with fitted carpet, and a radiator

## Bathroom

A spacious and well appointed bathroom comprising a panelled bath with shower attachment, separate corner shower enclosure with glazed doors, pedestal wash hand basin, and low level WC. The room is fully tiled with a decorative border and features a rear facing UPVC double glazed window with privacy glass, chrome heated towel rail, wall mounted mirror, and an airing cupboard housing the hot water cylinder.

## External

A driveway leads off Mold Road to the front of the property, where there is a lawned garden area with established shrubs. The driveway continues along the side of the property to a detached single garage. To the rear, there is a beautifully maintained garden, mainly laid to lawn with well stocked mature borders, established shrubs, and trees. A paved patio area provides an ideal space for outdoor seating and entertaining, with access available directly from the conservatory.

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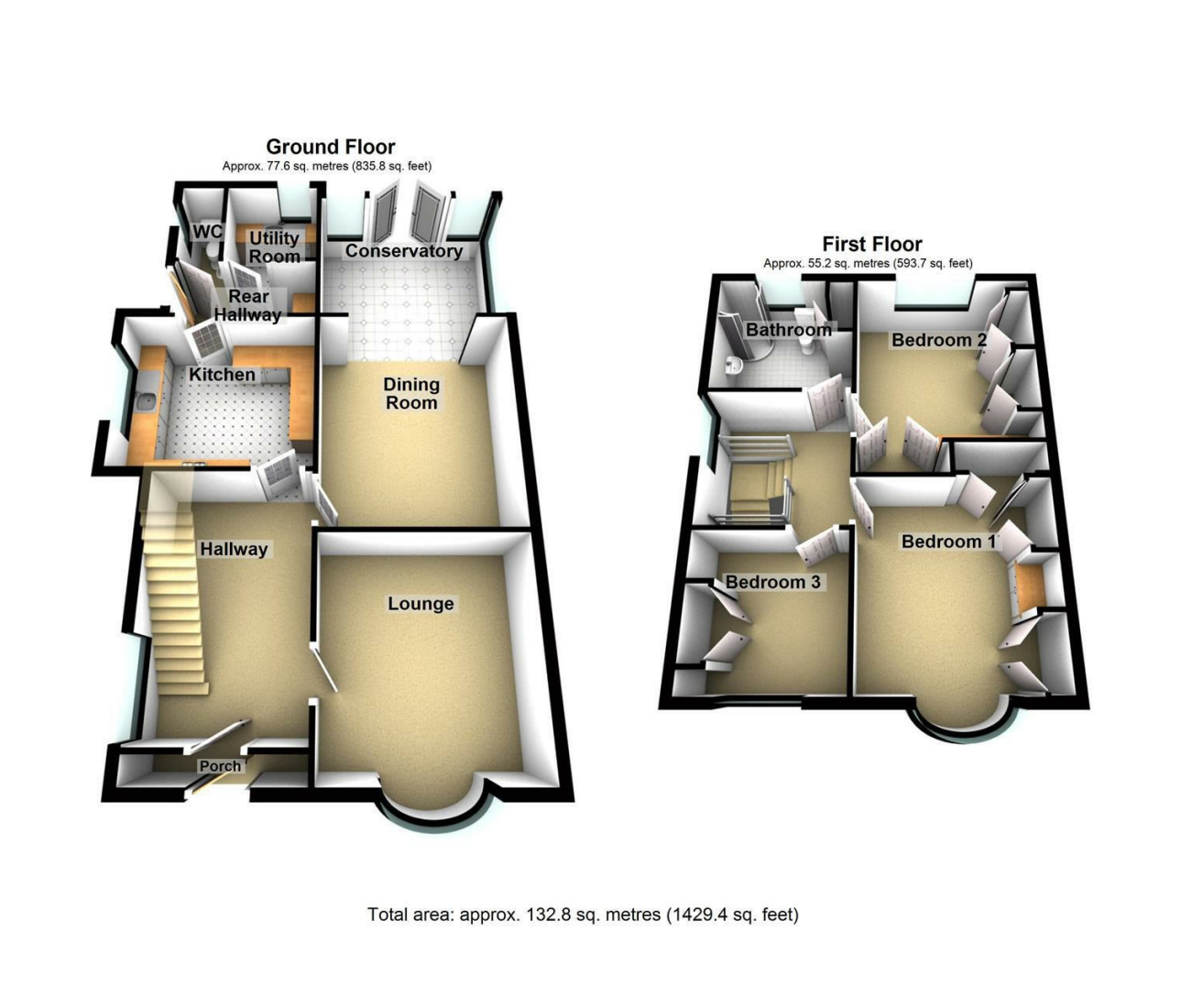


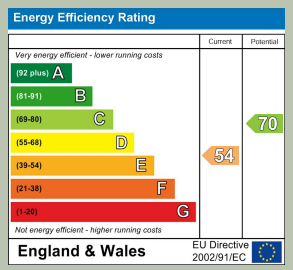


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