



16

Wrexham | | LL14 6EL

£425,000

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Wrexham | | LL14 6EL

A rare opportunity to purchase this impressive Four-bedroom detached family home, built in 2019 by award-winning Wrexham developer SG Estates, occupying a desirable position within an exclusive cul-de-sac development of just 19 properties, situated off the ever-popular Pont Adam Crescent estate in Ruabon.

Arranged over three floors, the property offers spacious and versatile accommodation ideally suited to modern family living. In brief, the accommodation comprises an entrance hall, spacious living room and convenient WC to the first floor. The ground floor provides a well-appointed kitchen/dining room, utility room and an additional WC. To the second floor, the landing gives access to four bedrooms, including a principal bedroom with en-suite shower room, together with a well-appointed family bathroom serving the remaining bedrooms.

Externally, the property benefits from a generous landscaped rear garden featuring a substantial 12m x 4m Indian sandstone patio, providing an excellent space for outdoor dining and entertaining, alongside an extensive lawned area and established shrub borders. The garden enjoys a good degree of privacy, creating a pleasant and secluded outdoor space. Concrete steps to the side provide gated access to the front of the property, where a spacious driveway offers off-road parking for up to four vehicles and leads to a single garage, providing additional parking and storage.

The property is conveniently positioned within easy reach of a range of local amenities, including shops, schools and leisure facilities, whilst also benefiting from excellent transport links to Wrexham, Chester and Oswestry, making it an ideal choice for families and commuters alike.

- FOUR BEDROOM DETACHED FAMILY HOME
- BUILT IN 2019 BY AWARD WINNING WREXHAM BUILDER SG ESTATES
- OPEN PLAN KITCHEN/DINER
- EXTENSIVE AND WELL-MAINTAINED LAWNED GARDEN
- PRINCIPLE BEDROOM WITH ENSUITE
- GARAGE AND DRIVEWAY
- POPULAR VILLAGE LOCATION
- VIEWING HIGHLY RECOMMENDED



Entrance Hall

UPVC door, radiator, laminate flooring, door to

Living Room

Two double glazed windows to rear, carpet flooring, two radiators

First Floor W.C

Low level W.C and hand wash basin with tiled splashback, radiator, double glazed window to front, laminate flooring

Kitchen/Diner

Range of wall base and drawer units, stainless steel sink and drainer, integrated cooker and 5 burner gas hob with extractor fan over, integrated dishwasher, laminate flooring, double glazed window to rear, double glazed UPVC patio doors leading to garden, under stair storage, door to

Utility

Counter tops, space for washer, dryer and American-Style fridge freezer, UPVC door to side of property

Ground Floor W.C

Low level W.C and hand wash basin with tiled splashback, radiator, laminate flooring

Bedroom One

Double glazed window to rear, carpet flooring, radiator, door to

Ensuite

Low level W.C, hand wash basin, shower cubicle, heated towel rail, double glazed window to side, tiled flooring

Bedroom Two

Double glazed window to rear, carpet flooring, radiator

Bedroom Three

Double glazed window to front, carpet flooring, radiator

Bedroom Four

Double glazed window to front, carpet flooring, radiator

Family Bathroom

Low level W.C, hand wash basin, panelled bath, radiator

Outside

Externally, the property benefits from a generous landscaped rear garden incorporating an attractive Indian sandstone patio measuring approximately 12m x 4m, providing an excellent space for outdoor dining and entertaining, alongside an extensive lawned area and established shrub borders. Concrete steps to the side provide gated access to the front of the property, where a driveway offers parking for up to four vehicles and a paved pathway leads to the front entrance.

Garage

Electric points, up and over door

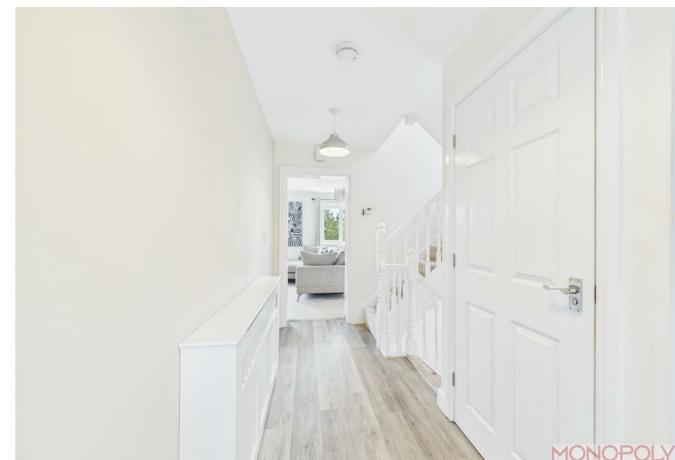
Important Information

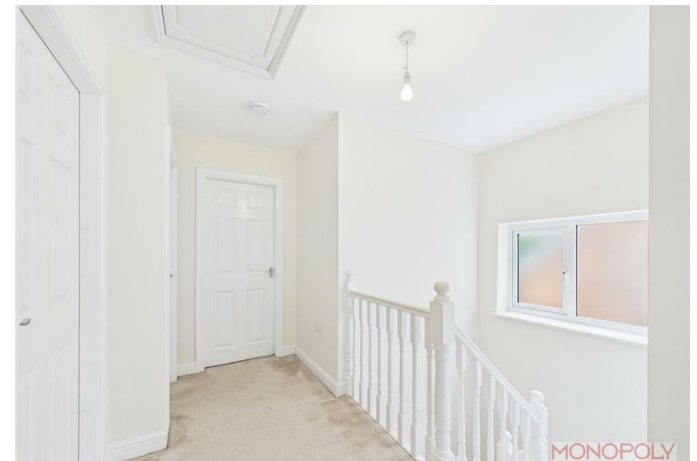
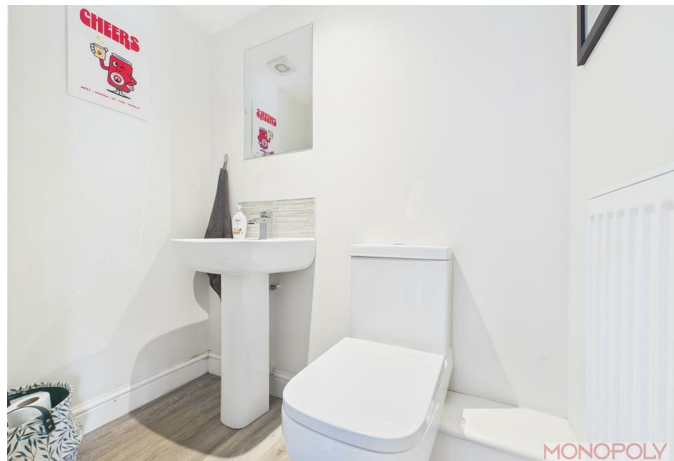
MONEY LAUNDERING REGULATIONS 2003

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.

Additional Information

There is a maintenance fee of £265 per annum for the garden areas in the residential area.





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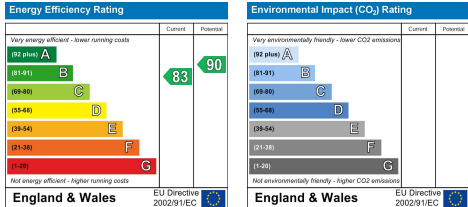




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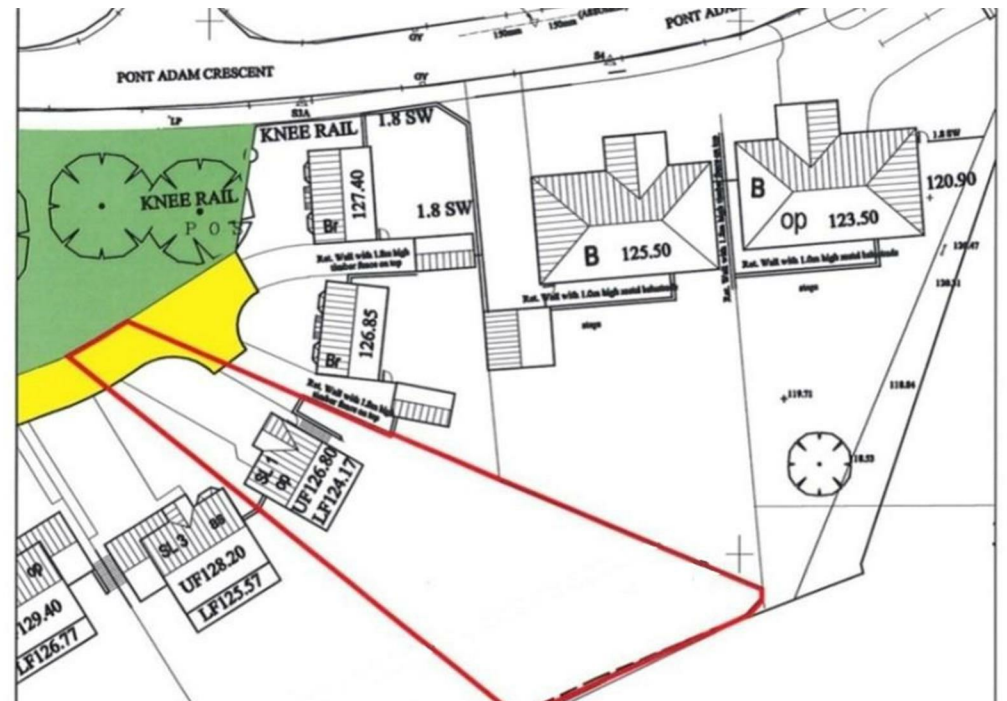












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