



Llys Celyn, 54 Percy Road, Wrexham, LL13 7ED

Price £450,000

An individually built, spacious family home adjoining a tree lined playing field within walking distance of the picturesque Erddig National Trust Parkland and city centre with all its amenities. Llys Celyn was designed to provide excellent family space offering practical and sociable living and briefly comprising an open fronted porch, welcoming hall with turned staircase, cloaks/w.c, light and airy lounge with double doors opening to the conservatory with glass roof and a pleasant garden aspect, formal dining or play room depending on owners requirements, fitted kitchen breakfast room with integrated appliances providing a sociable entertaining space, and a utility. The 1st floor landing connects the 3 large double bedrooms, which could be redesigned to provide a 4th bedroom, and a family bathroom. All the bedrooms have fitted wardrobes and storage cupboards and the substantial principal bedroom includes an en-suite bathroom. To the outside, a private drive provides parking for 4-5 cars and leads to the double garage. The sunny aspect gardens are mainly lawned and extend to the side and rear to include a covered patio area for outdoor dining, established flower beds, privacy hedging and the lovely playing field aspect. NO CHAIN. Energy Rating - E (54)

LOCATION

Llys Celyn is located in an established and highly sought after residential area adjoining a playing field known as 'Howards Field' within walking distance of the picturesque National Trust Parkland of Erddig and yet within easy reach of Wrexham City Centre which has an excellent range of High Street shopping facilities and social amenities to include restaurants, pubs, health clubs, etc. There are excellent road links to the major commercial and industrial centres of the region including the Wrexham industrial estate, Wrexham Hospital Glyndwr University. The property is within the catchment area for the highly regarded St Joseph's secondary school and Victoria primary school. A bus service operates locally and the popular Hickorys' restaurant is also within easy reach.

DIRECTIONS

From Wrexham city centre proceed along St Giles way with the parish church on your right. At the traffic lights, turn left, up the hill and then left again. Continue passing St Giles School, turn right onto Talbot Road and 1st left into Percy Road. Continue past the turning for Belgrave Road, across the roundabout and Llys Celyn will be observed on the right immediately before the playing field.

ON THE GROUND FLOOR

Open fronted porch with part glazed door leads to:

WELCOMING HALLWAY 11'9" x 11'1" (3.6m x 3.4m)

A spacious reception area with turned staircase rising to first floor landing, wall light points, alarm control panel and four panel doors off.

CLOAKS/W.C

Appointed with a pedestal wash basin, low flush w.c, radiator, part tiled walls and double glazed window.

USEFUL STORAGE/UTILITY ROOM

Having plumbing for washing machine, space for tumble dryer and gas central heating boiler.

LOUNGE 16'8" x 15'8" (5.1m x 4.8m)

Double glazed window to front, fireplace, two radiators, deep coving to ceiling, double glazed sliding patio doors and double doors opening to:

CONSERVATORY 13'5" x 9'6" (4.1m x 2.9m)

Enjoying a pleasant aspect though double glazed windows on a brick plinth, glass roof, wood flooring and double doors leading to the garden.

DINING ROOM 14'9" x 10'5" (4.5m x 3.2m)

A versatile room which has also been used as a fourth bedroom with double glazed windows to side and rear, radiator, deep coving to ceiling and wall light point.

KITCHEN/BREAKFAST ROOM 18'0" x 14'9" (5.5m x 4.5m)

A sociable and practical living space with the kitchen area fitted with a range of base and wall cupboards complimented by work surface areas incorporating a four ring gas hob with extractor hood above and double oven/grill below, integrated dishwasher, integrated fridge, 1 1/2 bowl single drainer sink unit with mixer tap and double glazed window above overlooking the playing field, glass fronted display cabinets and tiled floor that continues into the breakfast area having double glazed window, radiator and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the turned staircase from the hallway to:

LANDING

With galleried landing over stairwell, radiator and airing cupboard housing the hot water cylinder.

BEDROOM ONE 18'4" x 10'9" (5.6m x 3.3m)

Double glazed windows to side and rear, extensive range of fitted wardrobes, overhead storage cupboards and dressing table, two radiators and connecting door to:

EN-SUITE 8'10" x 7'10" (2.7m x 2.4m)

Appointed with a low flush w.c, bath with mixer tap, shower attachment and splash screen, pedestal wash basin, part tiled walls, double glazed window and radiator.

BEDROOM TWO 15'8" x 15'1" (4.8m x 4.6m)

Double glazed windows to front and side, fitted full width wardrobes with overhead storage cupboards and radiator.

BEDROOM THREE 10'5" x 9'2" (3.2m x 2.8m)

Another double bedroom with double glazed window, radiator, fitted wardrobes and overhead storage cupboard.

FAMILY BATHROOM 11'1" x 5'10" (3.4m x 1.8m)

Appointed with a four piece bathroom suite of low flush w.c, twin grip panelled bath, pedestal wash basin, shower enclosure with electric shower unit, fully tiled walls, double glazed window, radiator and ceiling hatch to roof space.

OUTSIDE

The property is approached along a private driveway providing parking for 4-5 cars and leading to:

DOUBLE GARAGE 17'4" x 16'8" (5.3m x 5.1m)

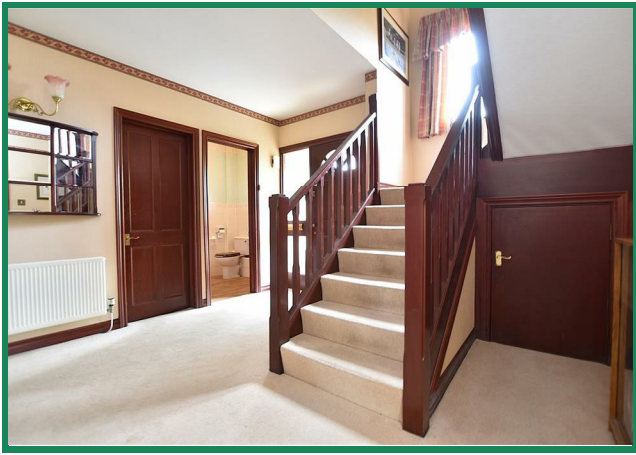
With two metal up and over doors to front, lighting, power sockets and attic storage space.

GARDENS

A gated path leads to the side garden which is mainly lawned and enjoys a pleasant parkland style aspect, privacy hedging, flowerbeds, part low level stone boundary wall with decorative railings, brick paved covered patio with awning and further lawned garden to rear.

PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).

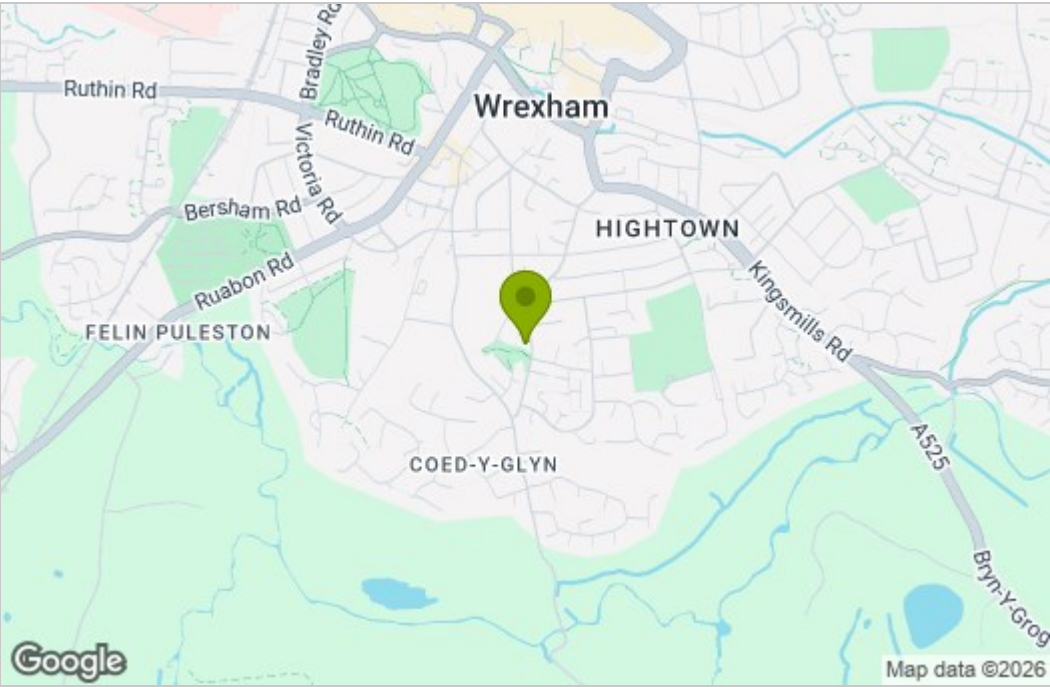




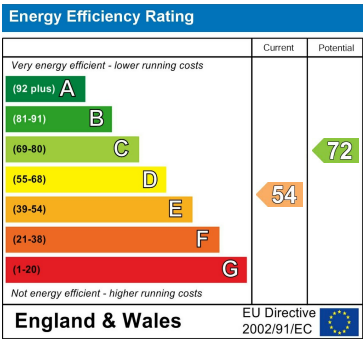
Floor Plan



Area Map



Energy Efficiency Graph



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