



Drws Y Coed, Wrexham LL13 7QB

£430,000

Situated in Drws Y Coed, Wrexham, this detached four-bedroom property offers spacious and versatile accommodation suited to a range of buyers. The house features four reception rooms, providing flexibility for family living, dining, home working, or additional leisure space. The four bedrooms are well proportioned, offering comfortable accommodation throughout, while the bathroom is conveniently positioned to serve the household. Externally, the property benefits from off-road parking for up to four vehicles, providing ample space for residents and visitors. The property is ideally located within a short distance of St Joseph's Catholic and Anglican High School, and is within walking distance of Erddig and Wrexham town centre. Offering a balance of spacious accommodation and a convenient location, this property is well suited to modern family living.

- FOUR BEDROOM DETACHED FAMILY HOME
- GAS CENTRAL HEATING
- CONSERVATORY
- SOUGHT AFTER LOCATION
- FOUR RECEPTION ROOMS
- EXTENDED DRIVEWAY WITH SPACE FOR UP TO FOUR VEHICLES
- CHAIN FREE
- VIEWINGS HIGHLY RECOMMENDED



Entrance Hallway

Wood effect flooring, staircase, radiator, doors to

Living Room

UPVC Double glazed window to the front, radiator, double doors into

Office

UPVC Double glazed window to the front, radiator, laminate flooring

Dining Room

Double glazed sliding patio doors leading into the conservatory, laminate flooring, radiator

Kitchen

Fitted kitchen comprising a good range of wall and base units with complementary worktop surfaces incorporating one and half bowl sink unit with mixer tap, tiled floor, UPVC Double glazed window to the rear, plumbing for dishwasher, integral four ring electric hob, oven/grill with extractor hood above, integral fridge, radiator.

Utility

Base cupboards, with worktop surfaces above, including stainless steel sink unit with mixer tap, plumbing for washing machine, tiled floor, wall mounted Gas central heating combi boiler, UPVC Double glazed window to the rear, UPVC double glazed and frosted door to the side

Conservatory

UPVC Double glazed windows, with tiled pitched roof, laminate flooring, UPVC double glazed door opening to the rear garden

Bedroom One

UPVC Double glazed window to the front, carpet flooring, radiator

Bedroom Two

UPVC Double glazed window to the side, carpet flooring, radiator, door leading into

Ensuite

Comprising a stand alone bath with shower attachment, low level W.C, wash hand basin set in a vanity unit, Ladder style chrome radiator/ towel rail, UPVC Double glazed window to the ceiling

Bedroom Three

UPVC Double glazed window to the rear, carpet flooring, radiator, built in wardrobes

Bedroom Four

UPVC Double glazed window to the front, carpet flooring, radiator

Bathroom

Comprising of panel enclosed bath, low level W.C, wash hand basin, walk in shower cubicle, UPVC Double glazed and frosted window to the rear, tiled walls, tiled flooring

Outside

To the front, the property is approached by a long driveway to the right hand side which offers off road parking for three to four vehicles. There is an awned garden area to the front and gated access to the right hand side, which leads to the rear garden. To the rear, there is a hardstanding area which leads to decked sitting area, artificial grassed area and a further decked sitting area and to the other side is a garden room

Additional Information

Regularly serviced, 3 year old boiler

Important Information

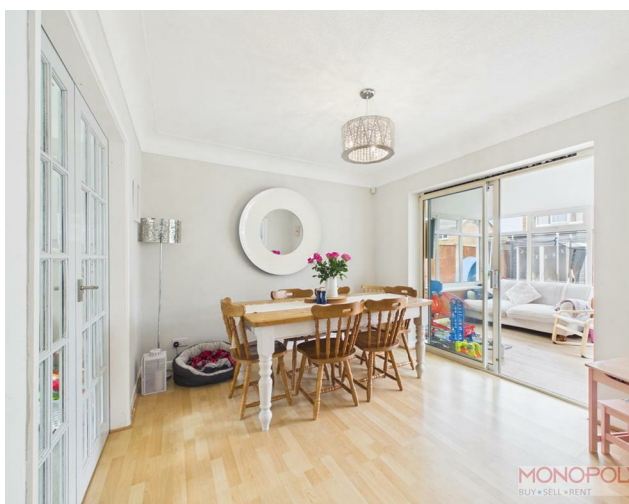
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment,

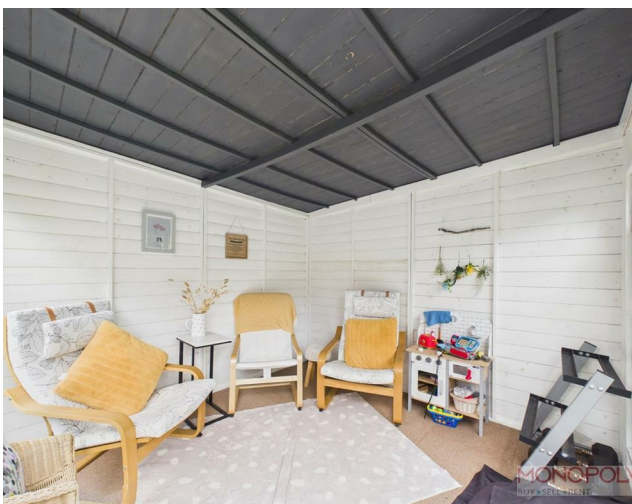


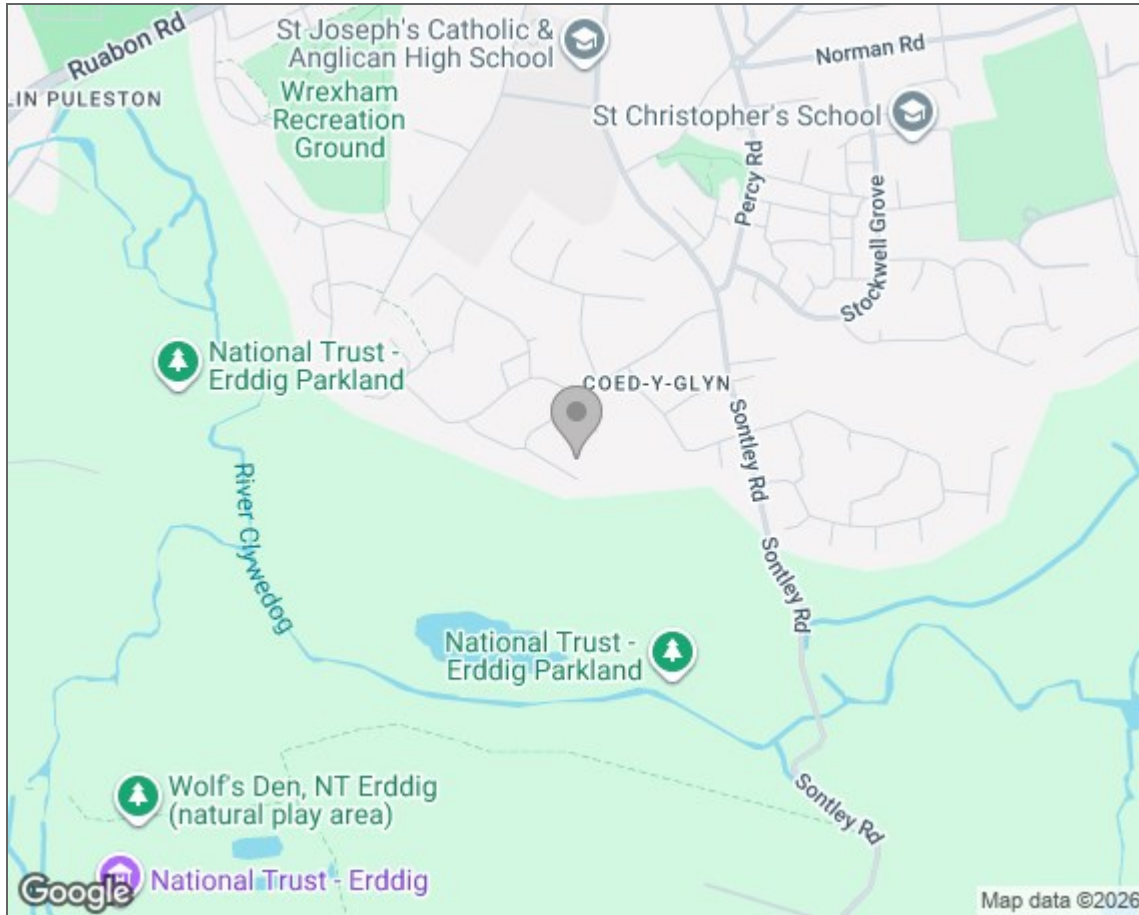
fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight 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.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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