



Foxwood Drive | | Wrexham | LL14 4JA

Offers in excess of £170,000



ROSE RESIDENTIAL

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This beautifully presented two bedroom home offers stylish and well-maintained accommodation, making it an ideal purchase for first-time buyers, downsizers, or investors alike. The ground floor comprises a bright and inviting lounge together with a modern fitted kitchen, while the first floor offers two well proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from low-maintenance front and rear gardens, along with the added advantage of two private off-road parking spaces - one to the front and one to the rear.

Entrance & Hallway

A part glazed composite entrance door opens into a welcoming hallway, finished with tiled flooring. An internal door leads through to the lounge.

Lounge

15'1" x 12'0" (4.60m x 3.66m)

A bright and inviting reception room featuring a front facing UPVC double glazed bow window, allowing an abundance of natural light to flood the space. The room benefits from laminate flooring, a radiator, and a staircase rising to the first-floor landing, whilst a door provides access through to the kitchen.





Kitchen

11'4" x 12'0" (3.46m x 3.67m)

Fitted with a range of wall and base units complemented by generous work surface areas incorporating a stainless steel sink with mixer tap, positioned beneath a rear facing UPVC double glazed window overlooking the garden. There is space for an electric cooker, washing machine, and freestanding fridge/freezer. The room further benefits from part-tiled walls, tiled flooring, a radiator, and a useful storage cupboard housing the 'Pro' gas combination boiler. A part-glazed UPVC door provides direct access to the rear garden.

Stairs & Landing

A staircase rises from the lounge to the first floor landing, which provides access to both bedrooms and the family bathroom.

Bedroom One

11'7" x 12'0" (3.55m x 3.67m)

A well proportioned bedroom featuring a front facing UPVC double glazed window, allowing plenty of natural light, together with a radiator and fitted carpet. The room offers ample space for a range of bedroom furniture.

Bedroom Two

11'5" x 7'1" (3.49m x 2.17m)

A well proportioned second bedroom featuring a rear facing UPVC double glazed window overlooking the garden and a radiator. The room also benefits from a useful built-in storage cupboard incorporating an additional radiator, and loft access.

Bathroom

Fitted with a white suite comprising a panelled bath with shower over, low-level WC, and pedestal wash hand basin. The room further benefits from a rear facing UPVC double glazed window with privacy glass, part-tiled walls, vinyl flooring, an extractor fan, and a chrome heated towel rail.



External

The property is approached via a paved pathway leading to the front entrance, with the added benefit of an allocated off-road parking space to the front. To the rear, the garden has been thoughtfully designed for ease of maintenance, featuring a gravelled area with a paved pathway which leads onto an artificial lawn. A gated rear access provides the additional convenience of a second private parking space.

Disclaimer

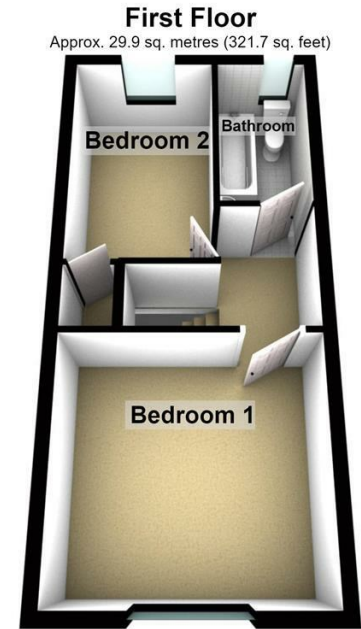
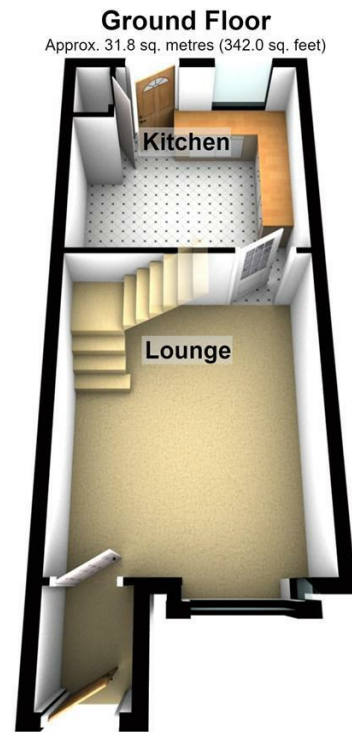
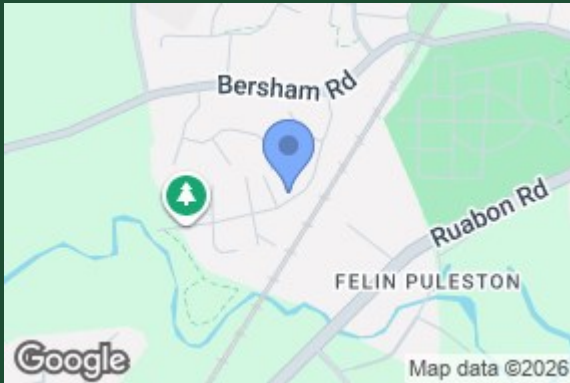
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Total area: approx. 61.7 sq. metres (663.7 sq. feet)

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

Wrexham

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