



4 Westminster Drive, Wrexham, LL12 7AU
Offers In Excess Of £300,000

A superb opportunity to recreate a lovely family home in this sought after residential area overlooking playing fields to the front and having the benefit of a good sized sunny aspect garden to the rear. Located on the fringe of the city centre within close proximity to plenty of amenities including shops, public transport, restaurants, cafes and schools this spacious bay window fronted 3 bedroom detached home has retained some of the original features to include stained and leaded windows and picture rails. The accommodation briefly comprises an enclosed porch, welcoming hall with staircase to 1st floor landing, cloaks/w.c., bay window fronted lounge, extended sitting/dining room with large windows overlooking the rear garden, kitchen and utility. The 1st floor landing with gallery over the stairwell and stained glass window connects the 3 bedrooms, 2 of which are doubles and a bathroom with separate w.c. To the outside, a brick paved drive leads to a timber detached garage (8m x 3.3m), mainly lawned front garden and access to the rear garden which is a particular feature of this home offering excellent outdoor space for both children and adults with a patio, 2 lawns, established flower beds and tress, all of which is enclosed to provide a safe family environment. NO CHAIN. Energy Rating - TBC

LOCATION

Westminster Drive has long been established as a much sought after residential location enjoying the benefits of the city centre and all its amenities and shopping facilities as well as both primary and secondary schools and a frequent bus service into Wrexham and Chester being only a short distance away. A Doctors surgery is within easy reach and there are excellent road links that provide for daily commuting to the major commercial and industrial centres of the region.

DIRECTIONS

From Wrexham city centre proceed north towards Chester along Chester Road passing for a short distance through the traffic lights and then turn right into Westminster Drive and the property will be observed on the right opposite the playing field.

ON THE GROUND FLOOR

Double doors with arched glazed window above open to:

ENCLOSED PORCH

With part glazed door featuring original stained and leaded glass panels to:

HALLWAY

Featuring a turned staircase, radiator and picture rail.

CLOAKS/W.C

Appointed with a low flush w.c, pedestal wash basin with tiled splashback and window to side.

LOUNGE 16'4" x 12'9" (5m x 3.9m)

Secondary glazed bay window incorporating stained glass panels, curved radiator below, picture rail, additional radiator and gas fire in tiled surround.

DINING/SITTING ROOM 19'8" x 12'9" (6m x 3.9m)

Enjoying a lovely aspect overlooking the rear garden through secondary glazed windows, tiled fireplace, two radiators, wall light point, picture rail and coving to ceiling.

KITCHEN 15'5" x 8'2" (4.7m x 2.5m)

Fitted with a range of base cupboards, work surface areas incorporating a stainless steel twin drainer sink unit, two windows to side, part tiled walls, radiator and part glazed door to:

UTILITY 8'10" x 5'10" (2.7m x 1.8m)

Belfast style sink, gas central heating boiler, radiator, window overlooking the rear garden and double part glazed external door.

ON THE FIRST FLOOR

Approached via the turned staircase from the hallway to:

LANDING

With stained glass window to 3/4 landing, gallery over stairwell, coving to ceiling, picture rail and ceiling hatch to roof space.

BEDROOM ONE 16'4" x 12'9" (5m x 3.9m)

Secondary glazed bay window with views overlooking the playing field with radiator below, picture rail and built-in storage cupboard.

BEDROOM TWO 12'9" x 12'5" (3.9m x 3.8m)

Window overlooking the rear garden, radiator, picture rail and built-in storage cupboard.

BEDROOM THREE 8'10" x 8'6" (2.7m x 2.6m)

Leaded window to front, radiator and picture rail.

BATHROOM

Appointed with a wall mounted wash basin, twin grip panelled bath, part tiled walls, window, shaver socket, radiator and airing cupboard housing the hot water cylinder.

SEPARATE W.C

With low flush w.c, window and part tiled walls.

OUTSIDE

A brick paved driveway leads alongside a lawned garden with low level brick front boundary wall and continues to:

GOOD SIZED TIMBER GARAGE 26'2" x 10'9" (8m x 3.3m)

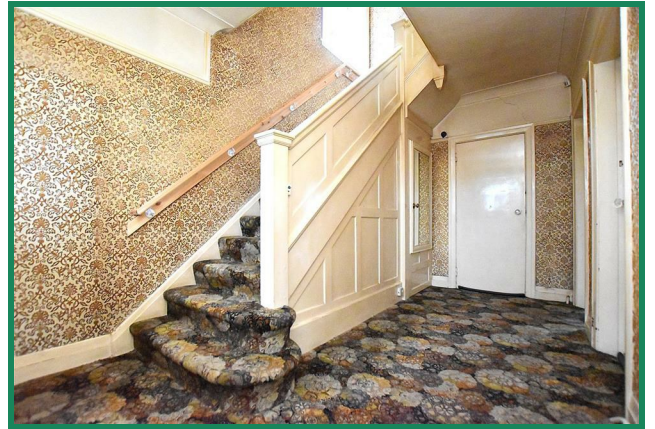
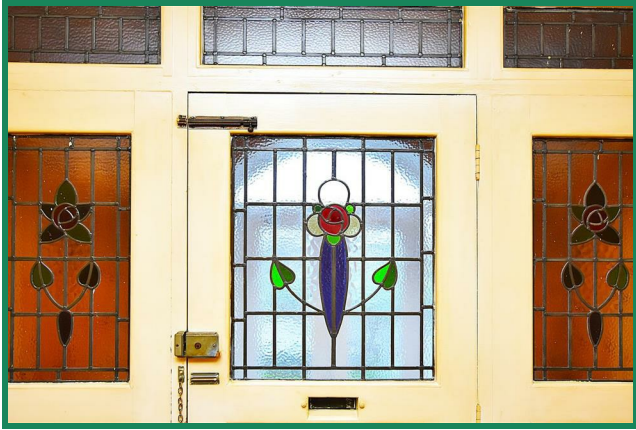
Having double hinged doors to front and side personal door.

GARDENS

The rear garden is a particular feature of the property providing an excellent outdoor entertaining space for both adults and children to include a patio area, two lawned areas, flowerbeds and a variety of trees and hedging.

PLEASE NOTE

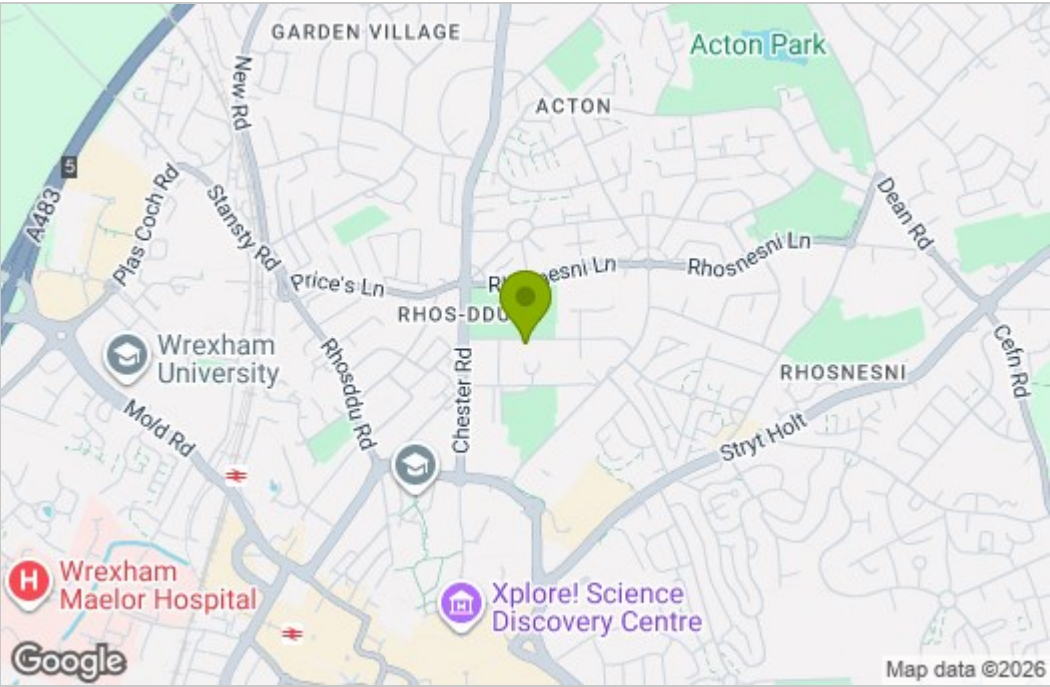
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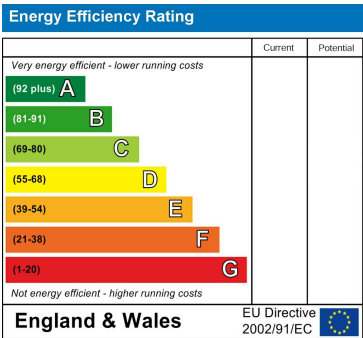


Floor Plan

Area Map



Energy Efficiency Graph



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