Wingetts

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17 Mendip Close, Gwersyllt, Wrexham, LL11 4XF

Price £350,000

A beautifully presented and much improved 4 double bedrooms (1 en-suite) detached family home with plenty of sociable and practical living space featuring an open plan kitchen dining living room, private and south facing rear garden, driveway for 4 cars and a garage, located within this established residential development in the village of Gwersyllt with its excellent range of amenities including shops, supermarket, schools and a train station. The impressive accommodation is well worth a viewing and briefly comprises a composite entrance door opening to the vestibule with shoe storage cupboards, welcoming hall with stairs to 1st floor landing, a versatile sitting / play room, study, lounge with fireplace and open aspect to the well appointed fitted kitchen dining room with integrated appliances and French doors to rear garden, utility room and cloaks/w.c. The 1st floor landing connects the 4 double bedrooms all with built in or fitted wardrobes. The principal bedroom includes an en-suite shower room and there is a family bathroom. The rear garden is a particular feature of the home providing excellent outdoor entertaining space for both children and adults with an Indian stone paved patio, lawned area for children's activities, pergola, timber store shed and 'Man Cave' with bar servery. NO CHAIN. Energy Rating - C (70)

LOCATION
Conveniently located on the outskirts of the village of Gwersyllt enjoying excellent road links to the A483 by-pass to allow for daily commuting to Wrexham, Chester and Shropshire, as well as the Wrexham Industrial Estate. The Village of Gwersyllt has a good range of day to day shopping facilities and social amenities to include a Train Station, supermarket and both primary and secondary schools. Alyn Waters Country Park is within a short driving distance and popular amongst walkers.

DIRECTIONS
From Wrexham City Centre proceed along Mold Road passing Wrexham Football Ground on the right, proceed straight across the first roundabout to wards Mold and take the 2nd exit at the next roundabout onto Summerhill Road. Continue for approximately 1 mile and take the right turn onto Pendine Way and 2nd right into Mendip Close where the property will be observed in the cul de sac.

ON THE GROUND FLOOR
Part glazed composite entrance door opening to:

VESTIBULE
With inset ceiling spotlights, radiator, useful storage cupboards with padded seats above and part glazed door opening to:

HALLWAY
Wood effect laminate flooring, staircase rising to first floor landing with storage cupboard below, radiator and white cottage style doors off.

SITTING ROOM/PLAYROOM 15'5" x 6'10" (4.7m x 2.1m)
A versatile room having upvc double glazed window to front and radiator.

STUDY 7'2" x 5'6" (2.2m x 1.7m)
Continuation of the wood effect laminate flooring, inset ceiling spotlights and raised gloss fronted wall cupboard.

LOUNGE 13'5" x 9'10" (4.1m x 3m)
Wood effect laminate flooring, upvc double glazed bow window to front, electric fire in surround, radiator and an open aspect to:

KITCHEN/DINER 24'3" x 10' (7.39m x 3.05m)
A light and airy sociable entertaining space and yet practical for family life enjoying a pleasant aspect overlooking the rear garden through upvc double glazed French doors off the dining area, wood effect flooring that continues into the kitchen which is appointed with a gloss fronted range of base and wall cupboards complimented by work surface areas incorporating a black 1 1/2 bowl sink unit with flexi mixer tap and upvc double glazed window above overlooking the rear garden, five ring gas hob with ceiling hanging extractor hood above and oven/grill below, integrated dishwasher, integrated fridge freezer, breakfast bar, wide cutlery and pan drawers, two radiators, part tiled walls, inset ceiling spotlights, plinth heater and connecting door to:

UTILITY 15'5" x 6'2" (4.7m x 1.9m)
Appointed with a matching gloss fronted range of base and wall cupboards with wood effect work surface areas, plumbing for washing machine, space for tumble dryer, drawer units, integrated fridge freezer, inset ceiling spotlights, radiator, upvc part glazed external door and connecting door to garage.

CLOAKS/W.C
Appointed with wash basin set within vanity cupboard, w.c with dual wall mounted flush and chrome heated towel rail.

ON THE FIRST FLOOR
Approached via the staircase from the hallway to:

LANDING
With ceiling hatch to roof space, white cottage style internal doors to all rooms and storage cupboard housing the Worcester gas combination boiler with shelving.

BEDROOM ONE 11'5" x 9'10" (3.5m x 3m)
A double bedroom with upvc double glazed window to front, radiator, built-in wardrobe and connecting door to:

EN-SUITE
Appointed with low flush w.c with dual flush, pedestal wash basin with chrome mixer tap, shower enclosure with Rainforest style shower head, part tiled walls, tiled flooring, chrome heated towel rail, illuminated wall mounted mirror and inset ceiling spotlights.

BEDROOM TWO 11'1" x 9'2" (3.4m x 2.8m)
Upvc double glazed window to rear, radiator and built-in storage cupboard.

BEDROOM THREE 10'2" x 8'6" (3.1m x 2.6m)
Upvc double glazed window to rear, radiator and built-in wardrobe.

BEDROOM FOUR 11'1" x 8'6" (3.4m x 2.6m)
Fitted with storage cupboards cleverly concealing a pull-down double bed, upvc double glazed window to front and radiator.

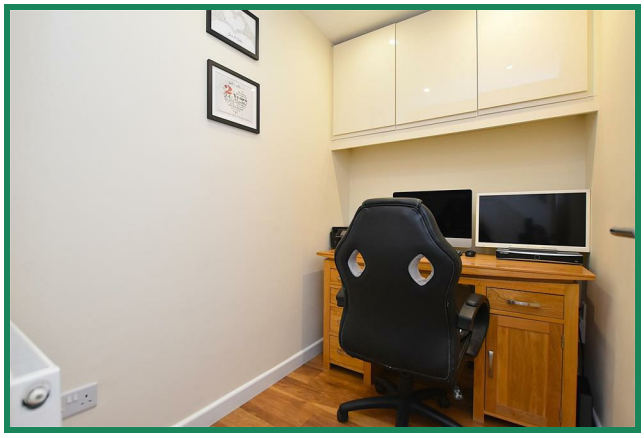
FAMILY BATHROOM 7'10" x 6'10" (2.4m x 2.1m)
A spacious family bathroom with wall mounted mixer taps, Rainforest style shower head and hand held shower attachment, pedestal wash basin with waterfall style mixer tap, low flush w.c with dual flush, illuminated wall mounted mirror, part tiled walls, tiled flooring, upvc double glazed window, chrome heated towel rail and inset ceiling spotlights.

OUTSIDE
To the front of the property is a brick paved private driveway providing parking for up to four cars and leading to:

GARAGE 16'8" x 7'6" (5.1m x 2.3m)
Having the convenience of an electric roller shutter door, lighting, power sockets and connecting door to utility.

GARDENS
A gated path leads to the rear garden which is a particular feature of the property enjoying a south facing aspect together with an excellent degree of privacy and including an Indian stone paved full width patio for outdoor entertaining, lawned garden ideal for children's activities, raised flowerbeds, pergola currently providing shelter for a hot tub (available separately by negotiation), useful timber built store shed adjoining a (Man Cave) incorporating a bar servery, lighting and power points.

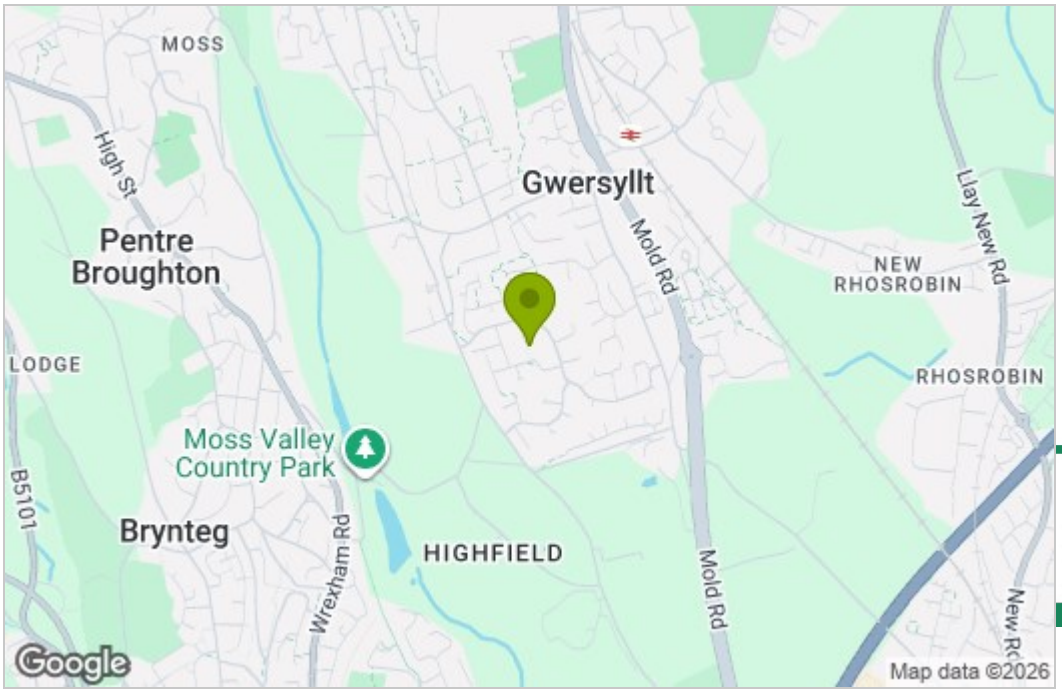
PLEASE NOTE
Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them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



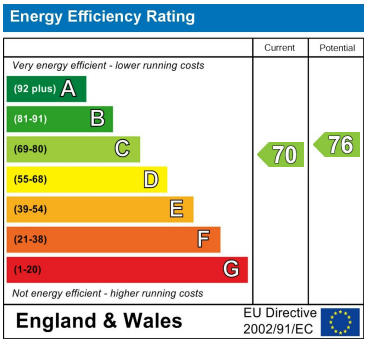
Bathe

Floor Plan

Area Map



Energy Efficiency Graph



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