



17 Little Mountain Court, Gatewen Village, Wrexham, LL11 6DZ
Price £269,000

A well presented 3 bedroom detached home situated on a quiet no through road within this sought after and convenient location on the fringe of the village of New Broughton and within easy reach of Wrexham University, Hospital and Plas Coch Retail Park. The accommodation briefly comprises a canopy porch, composite entrance door opening to the hall with useful understairs store cupboard and cloaks/w.c.. The well proportioned lounge/diner features French doors opening to the rear garden, the fitted kitchen breakfast room includes a range of modern base and wall cupboards with integrated appliances and a walk in bay window with pleasant tree lined views. The 1st floor landing connects the 3 bedrooms, 2 having built in wardrobes and an en-suite shower room to the principal bedroom. The family bathroom is appointed with a white suite with bath and hand held shower take off. Gas fired central heating and Upvc double glazing. To the outside, the private drive provides parking for 2-3 cars and a paved path bordered by decorative gravel leads to the entrance door. A side gate opens to the enclosed rear garden providing a sociable entertaining space for children and adults with a paved patio area, lawn, timber fencing and garden shed. NO CHAIN. Energy Rating - C (75)

LOCATION

This property is very well positioned within this modern development overlooking a tree lined lane close to countryside walks leading to Moss Valley Country Park. Conveniently located just a short drive from Wrexham City Centre and all its shopping facilities, social amenities, public transport and excellent road links to Chester, Shropshire and the major commercial and industrial centres of the region. There are both primary and secondary schools within the catchment.

DIRECTIONS

From Wrexham City Centre proceed along Mold Road passing the University on the right. At the roundabout take the 1st exit passing B and Q. Take the 2nd exit at the next roundabout, under the bridge and then turn right. At the mini roundabout take the 2nd exit into the development originally known as Gatewen Village. Proceed along Whitehead Drive, turn left into Little Mountain Court, left again and the property will be observed on the left.

ON THE GROUND FLOOR

Canopy porch with part glazed composite entrance door opening to:

WELCOMING HALLWAY

With stairs to first floor landing with useful storage cupboard below, cottage style doors off to all rooms and radiator.

CLOAKS/W.C

Appointed with a low flush w.c, pedestal wash basin, radiator and extractor fan.

LOUNGE 19'0" x 11'1" (5.8m x 3.4m)

A good sized reception room overlooking the rear garden through upvc double glazed French doors and upvc double glazed window, two radiators and space for dining room table if required.

KITCHEN/DINER 12'1" x 10'9" (3.7m x 3.3m)

A light and airy room with upvc double glazed bay window to front providing a pleasant aspect, fitted range of base and wall cupboards complimented by work surface areas incorporating a stainless steel 1 1/2 bowl sink unit with mixer tap, four ring electric hob with extractor hood above, double oven/grill, integrated fridge freezer, integrated dishwasher, integrated washing machine, part tiled walls, tiled flooring and inset ceiling spotlights.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With ceiling hatch to roof space, upvc double glazed window, cottage style internal doors and storage cupboard housing the gas combination boiler.

BEDROOM ONE 11'5" x 8'6" (3.5m x 2.6m)

Upvc double glazed window to front, radiator, sliding door fitted wardrobes and internal door to:

EN-SUITE

Appointed with a wash basin set within vanity unit, low flush w.c, shower enclosure with electric shower unit, upvc double glazed window, radiator, inset ceiling spotlights and extractor fan.

BEDROOM TWO 9'2" x 8'10" (2.8m x 2.7m)

Upvc double glazed window to rear, radiator and sliding door wardrobe.

BEDROOM THREE 9'6" max x 9'2" (2.9m max x 2.8m)

Upvc double glazed window and radiator.

FAMILY BATHROOM 6'6" x 6'2" (2m x 1.9m)

Appointed with a white suite of pedestal wash basin with mixer tap, low flush w.c, twin grip panelled bath with mixer tap and hand held shower take-off, radiator, part tiled walls, inset ceiling spotlights, extractor fan and wall mirror.

OUTSIDE

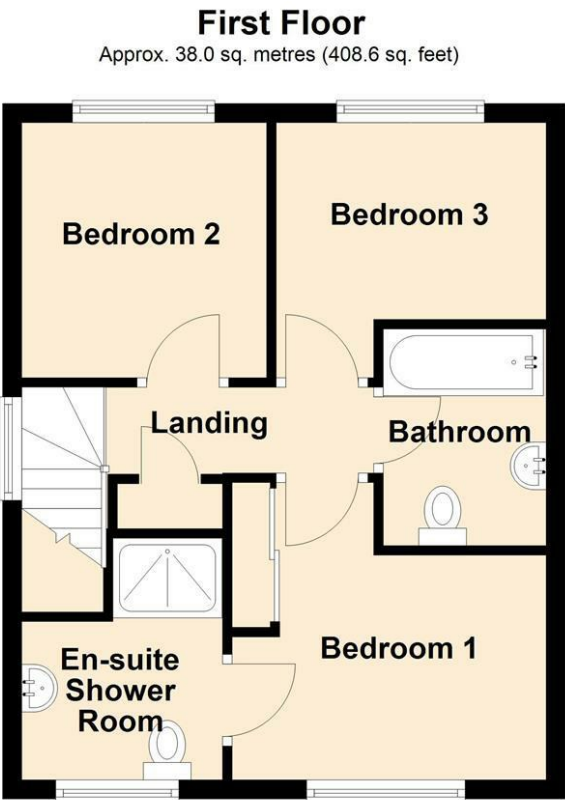
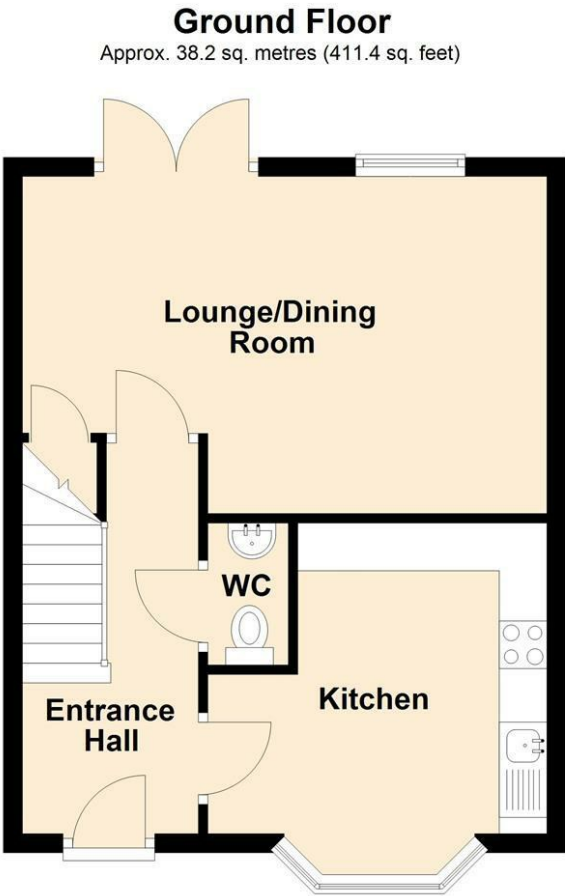
The property is approached along a private driveway providing parking for two cars. A paved path with decorative gravelled edging leads to the entrance porch. A side gate leads to the rear garden which is enclosed with timber fencing to provide a safe family environment and includes a full width paved patio for outdoor entertaining and barbecues, lawned area, decorative gravel to borders and garden shed.

PLEASE NOTE

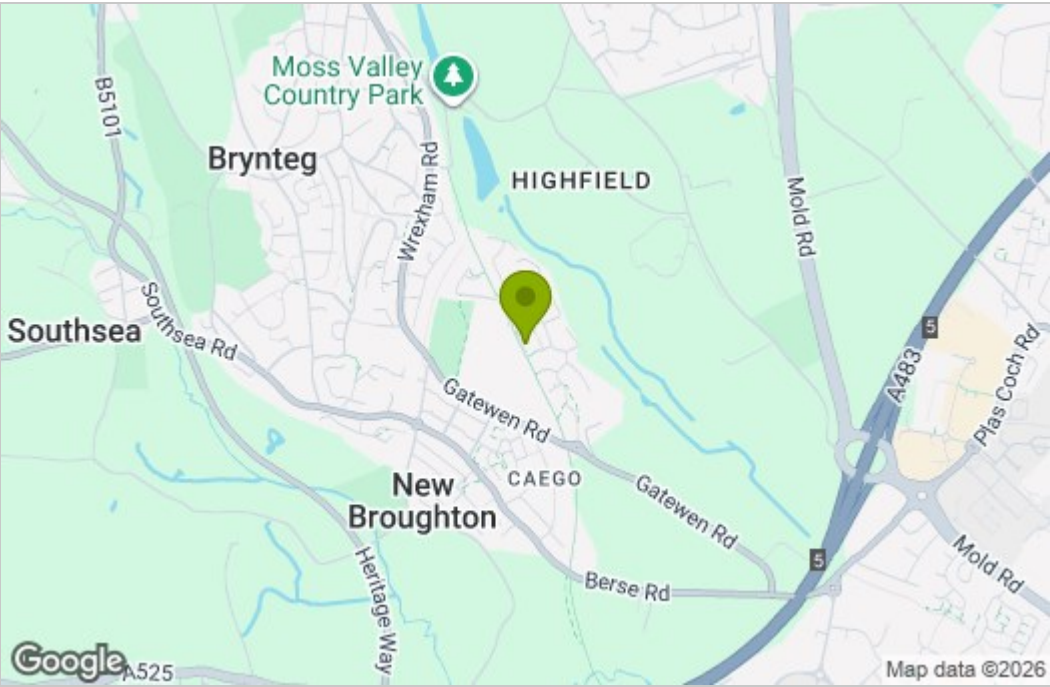
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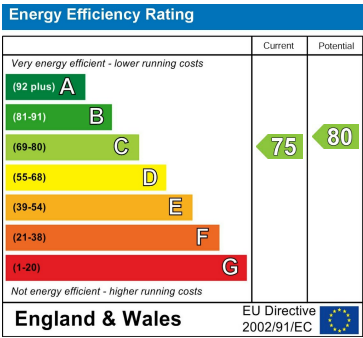
Floor Plan



Area Map



Energy Efficiency Graph



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