



21

Wrexham | | LL13 7EQ

£340,000

**MONOPOLY**<sup>®</sup>

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# 21

Wrexham | | LL13 7EQ

Situated within a quiet cul-de-sac in a highly convenient location close to Erddig National Trust, this versatile three/four bedroom detached family home offers spacious accommodation and excellent outdoor space. In brief, the property comprises an entrance porch, downstairs WC, spacious living room opening into the dining room, kitchen and an additional reception room, which could easily be utilised as a fourth bedroom, home office or playroom if required. To the first floor, the landing leads to three bedrooms and a modern family bathroom. Externally, the property occupies a generous plot and benefits from a detached double garage, two driveways providing ample off-road parking and well-maintained lawned gardens enhanced by decorative stone and established shrubs. The outdoor space offers both practicality and kerb appeal, making it ideal for families and those who enjoy gardening. Ithens Way is a sought-after residential location, particularly popular due to its close proximity to Erddig National Trust, offering miles of scenic woodland and parkland walks. A range of amenities are within easy reach including shops, schools, eateries and the popular Hickory's Smokehouse. Wrexham City Centre is also within walking distance, providing a wider selection of retail, leisure and transport facilities. Excellent road links via the nearby A483 offer convenient access to Chester, Oswestry and the wider North West, making the property ideal for commuters.

- THREE BEDROOM DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- ENTRANCE HALLWAY, INNER HALLWAY AND DOWNSTAIRS WC
- MODERN KITCHEN
- MODERN BATHROOM
- TWO DRIVEWAYS
- DETACHED DOUBLE GARAGE
- LAWNED GARDEN AREAS
- SOUGHT AFTER CUL-DE-SAC LOCATION
- WALKING DISTANCE TO WREXHAM AND ERDDIG NATIONAL TRUST



### Entrance Porch

UPVC double glazed door leads into spacious entrance porch with tiled flooring, ceiling light point, radiator and doors to downstairs WC and living areas.

### Living Room

UPVC double glazed bay window to the front elevation. Carpeted flooring, ceiling light point, radiator, door to inner hallway and opening into dining room.

### Dining Room

UPVC double glazed window overlooking the garden. Carpeted flooring, ceiling light point and radiator.

### Kitchen

Housing a range of wall, drawer and base units with complimentary work surfaces over. Integrated appliances include fridge-freezer, eye-level double oven and grill, gas hob and extractor over. Space and plumbing for a washing machine and dishwasher or tumble dryer. 1.5 stainless steel sink unit with mixer tap over. Wooden laminate flooring, recessed LED lighting, uPVC double glazed window overlooking garden and uPVC double glazed door to the rear leading outside.

### Inner Hallway

Stairs to first floor, under-stairs storage cupboards, wooden laminate flooring, radiator, ceiling light point and door into games room/additional reception.

### Games Room, Additional Reception or Bedroom

Spacious and versatile additional reception with uPVC double glazed window to the side overlooking the driveway. Wooden laminate flooring, radiator and ceiling light point.

### Downstairs WC

Two piece suite comprising low-level WC and wash hand basin with vanity storage under. Tiled flooring, ceiling light point, radiator and uPVC double glazed window to the side.

### Landing Area

Mid-landing area with uPVC double glazed window to the rear. Airing cupboard with light and shelving. Carpeted flooring, ceiling light point and doors to bedrooms and bathroom.

### Bedroom One

UPVC double glazed window to the side elevation. Carpeted flooring, ceiling light point and radiator.

### Bedroom Two

UPVC double glazed window to the front. Housing a range of fitted wardrobes and bedside units. Carpeted flooring, ceiling light point and radiator.

### Bedroom Three

UPVC double glazed window to the side. Carpeted flooring, ceiling light point and radiator.

### Bathroom

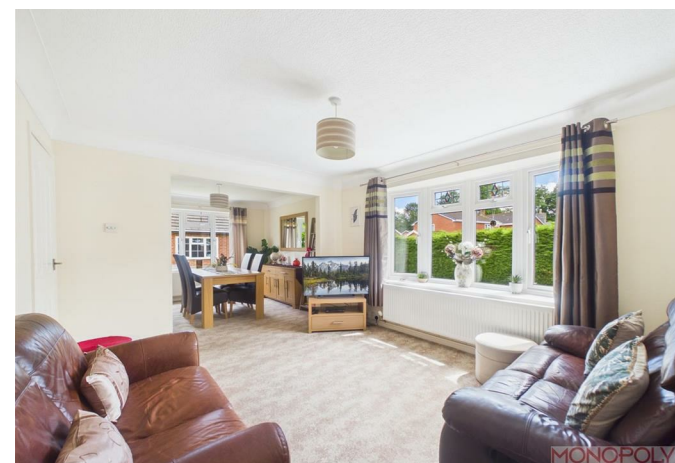
Modern three piece suite comprising low-level WC, pedestal wash hand basin and bath with electric shower over. Chrome heated towel rail, LVT flooring, ceiling light point, shave point, extractor and uPVC double glazed frosted window.

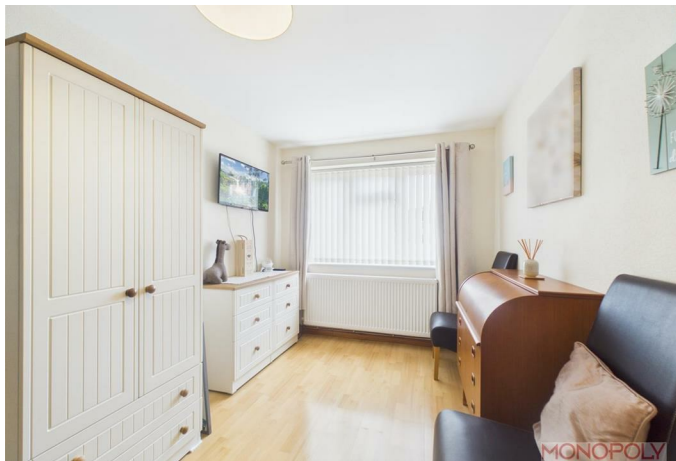
### Garage

Detached from the property is a double garage and additional driveway. The garage has an up and over door, power, lighting, additional side access, window to rear and access to the boarded loft area.

### Outside

Occupying a generous corner plot, the property





benefits from extensive outdoor space and excellent off-road parking. To the side, a spacious block paved driveway provides parking for multiple vehicles, while an additional driveway offers further convenience. A pathway leads to a sheltered entrance porch and gated access to the gardens. The gardens wrap around the front and side of the property and are predominantly laid to lawn, creating an attractive and versatile outdoor space. Mature hedging and fencing provide a good degree of privacy and security, whilst established shrubs and decorative stone borders enhance the kerb appeal. A pathway continues around the property, providing easy access throughout. Further benefits include external lighting and an outside tap.

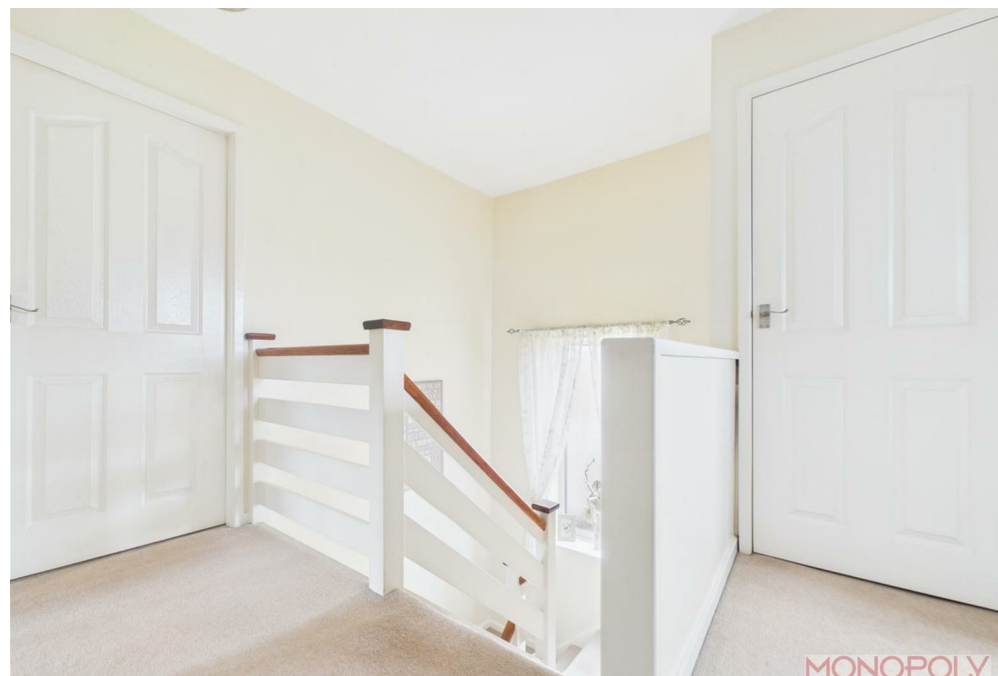
#### **Additional Information**

The present owners have been in the home for 11 years and have both maintained and improved the home during that time including a replacement boiler which has been serviced each year, new electric board, added downstairs WC along with a replacement bathroom and kitchen. The loft space is boarded and accessible.

#### **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.









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
 1417 ft<sup>2</sup>  
 131.6 m<sup>2</sup>  
 Reduced headroom  
 2 ft<sup>2</sup>  
 0.2 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
 Below 5 ft/1.5 m

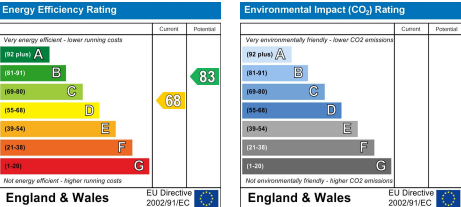
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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