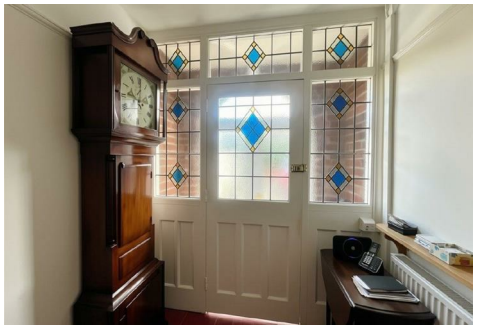
olivegrove
residential sales & lettings



44 Belvedere Drive, Wrexham, LL11 2BG

O.I.R.O £325,000

Nestled in the charming area of Belvedere Drive, Wrexham, this delightful semi-detached house offers a perfect blend of space and comfort for families or those seeking a generous living environment. With five well-proportioned bedrooms, this property provides ample room for relaxation and personal space, making it an ideal choice for larger families or those who enjoy hosting guests.

The house features two inviting reception rooms, which can be utilised for various purposes, whether it be a cosy lounge for family gatherings or a formal dining area for entertaining. The layout of the home is designed to maximise both functionality and comfort, ensuring that every corner is used to its full potential.

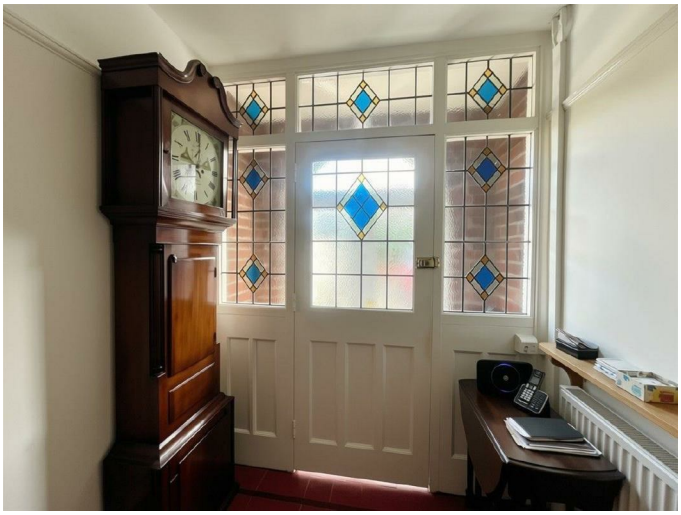
Situated in Wrexham, this home benefits from a variety of local amenities, including shops, schools, and parks, making it a desirable location for families. The surrounding area is known for its friendly atmosphere and accessibility to transport links, ensuring that you are well-connected to the wider region.

In summary, this semi-detached house on Belvedere Drive is a wonderful opportunity for those seeking a spacious and versatile home in a welcoming neighbourhood. With its five bedrooms and two reception rooms, it promises a comfortable lifestyle in a vibrant part of Wrexham.

Porch

UPVC double glazed door and glazed panel to front elevation

Entrance Hallway



Enter through the original stained glass door with glazed panels either side, original tiled floor, radiator, light fitting, understairs cupboard and doors off to:

Sitting Room 13'2" x 12'0" max (4.02 x 3.67m max)

UPVC double glazed bay window to the front elevation, Carpet to floor, feature fireplace, Radiator, sockets and light fitting.

Living Room 10'10" x 18'8" (3.32 x 5.70m)

Double glazed French doors to rear, Carpet to floor, feature fireplace, Radiator, sockets and light fitting.

Kitchen / Diner 15'9" x 15'7" max (4.82 x 4.77m max)

L shaped Kitchen diner, UPVC doubled glazed windows to front and rear elevations and part glazed door to side. Tiled floor, Door to Utility Room. A range of base, wall and drawer units with granite worktop over and inset ceramic sink. Gas hob with extractor over and Neff double oven.

Utility Room 12'8" x 7'10" (3.87 x 2.41m)

UPVC doubled glazed window to rear elevation. A range of base wall and drawer units with worktop over and stainless steel sink, space for washing machine, tumble dryer and Fridge freezer. Door to:

Cloakroom 4'9" x 2'8" (1.46 x 0.82m)

UPVC doubled glazed window to side elevation, tiled floor, wall mounted basin and WC

Stairs / Landing

UPVC doubled glazed window to side elevation, Carpet to floor, Access to attic and doors off to:

Bedroom 1 12'11" x 9'4" to built in wardrobes (3.95 x 2.86m to built in wardrobes)

UPVC double glazed bay window to the front elevation, Carpet to floor, Built in wardrobes, Radiator, sockets and light fitting.

Bedroom 2 12'9" x 10'11" (3.90 x 3.34m)

UPVC double glazed window to the rear elevation, Carpet to floor, Built in wardrobe, Radiator, sockets and light fitting.

Bedroom 3 16'2" x 6'4" (4.95 x 1.95m)

UPVC double glazed window to the rear elevation, Carpet to floor, Vanity basin, Radiator, sockets and light fittings.

Bedroom 4 13'3" x 6'4" (4.04 x 1.94m)

UPVC double glazed window to the front elevation, Carpet to floor, Radiator, sockets and light fittings.

Bedroom 5 7'6" x 8'6" (2.30 x 2.60m)

UPVC double glazed window to the front elevation, Carpet to floor, Radiator, sockets and light fittings.

Family Bathroom 8'9" x 7'6" (2.67 x 2.29m)

UPVC double glazed window to the rear elevation, Vinyl floor, Panelled bath, Large glazed shower enclosure with mains powered shower, Pedestal basin, Close coupled WC, Heated towel rail radiator and spot lights.

Externally

Front

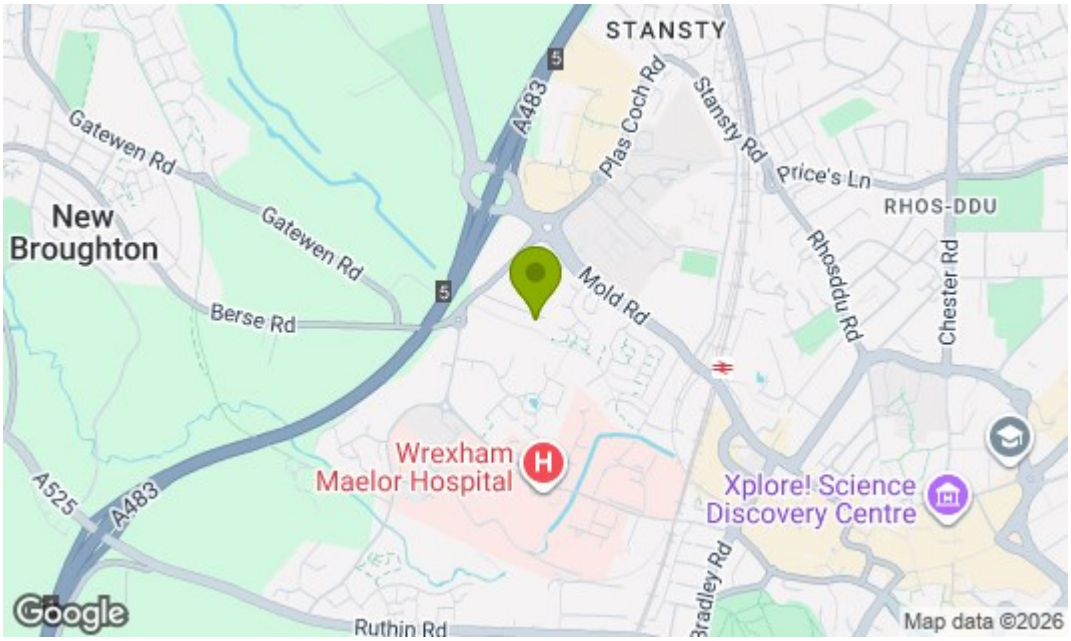
To the front of the property is a driveway offering ample off road parking

Rear

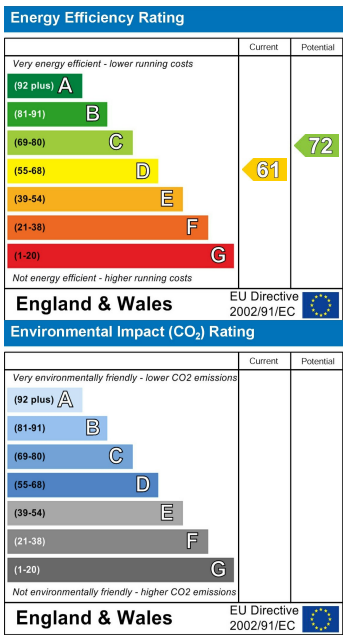
To the rear of the property there is a brick built storage shed, with a patio areas, lawned areas and mature shrubs.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Glan Llyn Road, Bradley, Wrexham, LL11 4BA
Tel: 01978 750234 Email: info@olivegroveuk.co.uk
www.olivegroveuk.co.uk

olivegrove
residential sales & lettings