



## 47 Westbury Drive

Pandy, Wrexham, LL12 8PZ

£390,000



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## To The Front

The front of the property provides ample off-road parking, with the added convenience of a charging port for an electric vehicle. There is direct access to the garage via an electric door.

## Entrance Hallway

5'9" x 11'7" (1.77m x 3.55m)

Entered via a UPVC front door, the hallway offers tiled flooring, ceiling light point, single panel radiator, useful under-stairs storage, stairs rising to the first-floor accommodation, and doors to the lounge and kitchen.

## Lounge

11'7" x 16'4" (3.54m x 5.00m)

A cosy yet spacious reception room featuring carpeted flooring, UPVC double glazed bay window to the front elevation, electric fire set on a marble hearth, single panel radiator, and ceiling light point. Ideal for relaxing and unwinding.

## Kitchen/Dining Area

21'3" x 9'11" (6.50m x 3.03m)

An impressive open-plan kitchen and dining area forming the heart of the home and seamlessly flowing into the conservatory, creating an excellent space for modern family living and entertaining. Finished with tiled flooring throughout, the kitchen is fitted with gloss wall and base units, an integrated breakfast preparation area, and ample space for a dining table. Features include a 1.5 stainless steel sink with mixer tap, UPVC double glazed window to the rear elevation, full-length separate integrated fridge and freezer, integrated dishwasher, Siemens electric hob with Smeg extractor hood, integrated body-level electric oven, hot plate and microwave, splashback tiling, eight pop-up charging points, a large pull-out larder, under-drawer bins, spice racks, and a striking Venetian feature wall. The space is further enhanced by spotlights, under-unit lighting, and LED lighting above wall units.

## Conservatory

10'0" x 13'5" (3.05m x 4.10m)

Open-plan from the kitchen and dining area, this immaculate conservatory benefits from a solid roof and tiled flooring throughout. Double glazed windows surround with patio doors opening onto the rear garden. Finished with ceiling and spot lighting and a log burner, creating a versatile year-round living space.

## Utility Room

4'10" x 8'5" (1.48m x 2.58m)

Fitted with solid granite worktops, tiled flooring, composite sink with

hot water tap, wall and base units, splashback tiling, single panel radiator, ceiling light point, and wall-mounted boiler. Space is provided for a washing machine and tumble dryer. Barn-style door opens to the rear garden, with an additional door leading to the downstairs WC.

## Downstairs W.C

4'10" x 2'9" (1.49m x 0.86m)

Comprising tiled flooring, partially tiled walls, wall-mounted heated towel rail, washing basin with mixer tap, ceiling light point, and UPVC double glazed frosted window to the side elevation.

## First Floor Accommodation

12'3" x 5'8" (3.74m x 1.74m)

Carpeted flooring with loft access, ceiling light point, and doors leading to all bedrooms, the family bathroom, and the airing cupboard, which features rails convenient for drying clothes.

## Bedroom One

9'0" x 13'2" (2.76m x 4.02m)

Spacious principal bedroom featuring carpeted flooring, fitted wardrobes, double panel radiator, ceiling light point, and church-style double glazed window to the front elevation as well as a church style ceiling. Door leading to en-suite.

## En-Suite

6'0" x 6'5" (1.84m x 1.97m)

Finished with micro-cement flooring and micro-cemented walls, and a UPVC double glazed frosted window to the front elevation. The en-suite suite includes a low-flush WC, floating vanity hand wash basin with mixer tap, heated towel rail, radiator, and glass-enclosed shower cubicle with both handheld and waterfall shower attachments. The vanity features a solid granite worktop where the sink is mounted.

## Bedroom Two

8'10" x 9'8" (2.71m x 2.97m)

A well-proportioned double bedroom with carpeted flooring, fitted sliding wardrobes, single panel radiator, ceiling light point, and UPVC double glazed window to the rear elevation.

## Bedroom Three

8'10" x 12'3" (2.70m x 3.75m)

Double bedroom featuring carpeted flooring, ceiling light point, single panel radiator, and UPVC double glazed window to the front elevation.

## Bedroom Four

9'0" x 11'1" (2.75m x 3.40m)

Another comfortable double bedroom with carpeted flooring, fitted

wardrobes, ceiling light point, single panel radiator, and UPVC double glazed window to the rear elevation.

### Bathroom

8'8" x 5'5" (2.66m x 1.67m)

Appointed with vinyl flooring and comprising a floating WC and floating vanity hand wash basin. Panelled bath with handheld shower attachment and mixer tap, complemented by a waterfall shower. Partially tiled walls, wall-mounted heated towel rail, radiator, electric heated mirror, spotlights, and double glazed frosted window to the rear elevation.

### Rear Garden

The rear garden is south facing providing sun morning to evening. The garden also offers side access leading to the front of the property. On the opposite side, there is convenient space for log storage which can be accessed from the front elevation as well as the rear elevation. The garden is a beautifully laid and easily maintained space, featuring a full-length canopy, operated via remote control, patio flooring with steps rising to a well-kept astro turf area, all enclosed by fencing for privacy and security.

### Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

### To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Services.

The agents have not tested the appliances listed in the particulars.

### Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



## Road Map



## Hybrid Map



## Terrain Map



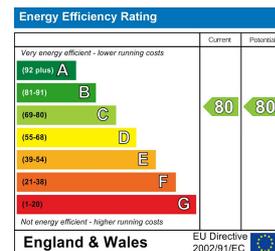
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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