



2 Ffordd Trefaldwyn, Wrexham, LL11 2LB

Price £240,000

A well presented and extended 3 bedroom semi detached home having the benefit of an impressive garden/sitting room with bi fold doors opening to the sunny aspect rear garden providing an excellent sociable and practical living space. Conveniently located just a short drive from the city centre and all its amenities, good road links and within close proximity to schools, this semi detached home is well worth viewing and briefly comprises an entrance hall with staircase to 1st floor landing, lounge with media wall, inset wide electric fire and illuminated shelving, stylishly appointed fitted kitchen diner with an open aspect to the light and bright garden/sitting room with its raised ceiling and Velux window. The 1st floor landing connects the 3 bedrooms, bedroom 1 having mirror fronted wardrobes, and a modern family bathroom with drench style shower over bath. To the outside, a double width gravelled drive provides parking and a gate leads through to the side and rear gardens which have been designed for low maintenance with 2 sections of artificial grass, timber decked and porcelain patio areas for outdoor entertaining, all of which is enclosed within timber fencing to provide a safe and secure environment. Energy Rating - C (69)

LOCATION

Ffordd Trefaldwyn forms parts of an established residential development on the outskirts of the city in the area known as Rhosddu, conveniently located for both primary and secondary schools, excellent road links to Chester, Mold and the North West, local bus service and various shops, leisure facilities all within easy reach.

DIRECTIONS

From Wrexham city centre proceed along Rhosddu road into New Road for approximately 1 mile and take the left hand turning into Ffordd Mon, bear right and then 1st left into Ffordd Trefaldwyn and the property will be observed on the right within the cul-de-sac.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

HALLWAY

With stairs to first floor landing, upvc double glazed window, radiator and six panel white woodgrain effect door opening to:

LOUNGE 13'1" x 11'9" (4m x 3.6m)

Upvc double glazed window to front, radiator, illuminated shelving either side of the media wall with wide electric fire and recess for wall mounted t.v above and coving to ceiling.

KITCHEN/DINER 15'5" x 9'6" (4.7m x 2.9m)

A stylish fitted range of base and wall cupboards complimented by wood effect work surface areas incorporating a stainless steel single drainer sink unit with black mixer tap, four ring electric hob with oven/grill below and filter hood above, part tiled walls, plumbing for washing machine, integrated dishwasher, space for fridge freezer, grey wood effect tiled flooring, inset ceiling spotlights, grey vertical radiator and an open aspect to:

SITTING ROOM/GARDEN ROOM 12'9" x 9'10" (3.9m x 3m)

An excellent addition to the ground floor accommodation having Velux roof light window to raised ceiling, wood effect laminate flooring, grey vertical radiator, bi-fold doors with Perfect Fit blinds opening out to the rear garden and inset ceiling spotlights.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, upvc double glazed window, ceiling hatch and storage cupboard housing the Worcester gas combination boiler.

BEDROOM ONE 11'5" x 9'2" (3.5m x 2.8m)

Upvc double glazed window to front, mirror fronted wardrobes, radiator and LED inset ceiling lights.

BEDROOM TWO 9'10" x 8'6" (3m x 2.6m)

Upvc double glazed window to rear, coving to ceiling and radiator.

BEDROOM THREE 7'6" x 5'10" (2.3m x 1.8m)

Upvc double glazed window to front, radiator and fitted wardrobe.

BATHROOM

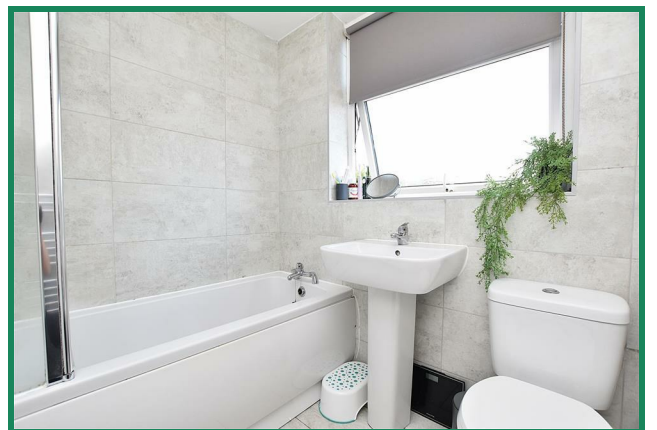
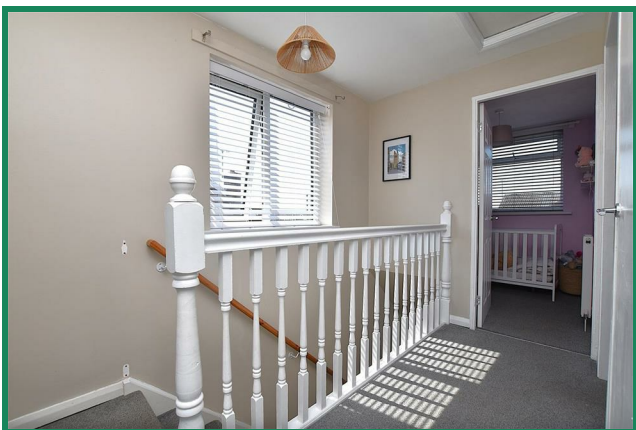
Appointed with a white suite of low flush w.c with dual flush, pedestal wash basin with mixer tap, bath with mixer tap and mains thermostatic shower unit with Drench style shower head, fully tiled walls, tiled flooring, chrome heated towel rail, upvc double glazed window, extractor fan and inset ceiling spotlights.

OUTSIDE

The property is approached along a double width gravelled private driveway providing parking for two cars which continues to the entrance door. A side garden gate leads to artificial lawned area with electric socket and cold water tap. The rear garden is a particular feature of the property enjoying a sunny aspect and including a timber decked patio for outdoor entertaining and Porcelain paved seating area with artificial grass beyond, all of which is enclosed to provide a safe and secure family environment.

PLEASE NOTE

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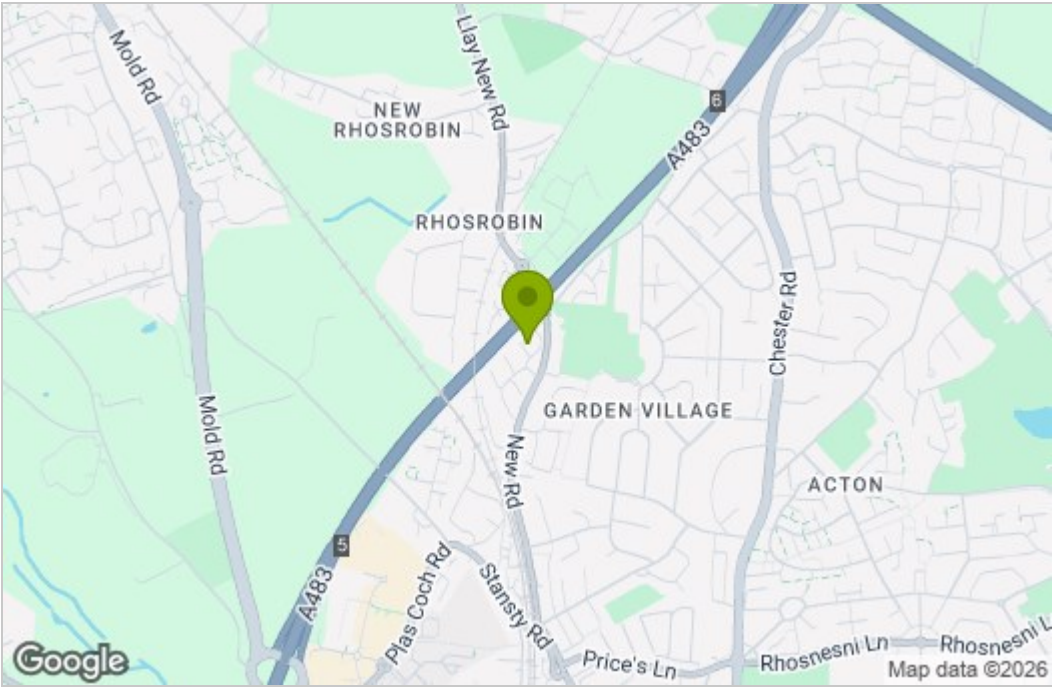


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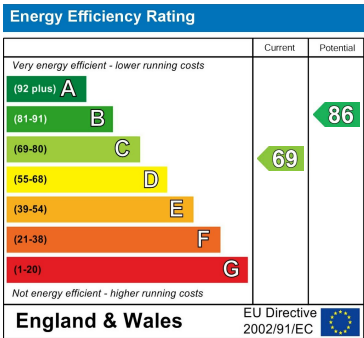
Floor Plan



Area Map



Energy Efficiency Graph



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