



4

Wrexham | | LL13 9GF

£375,000

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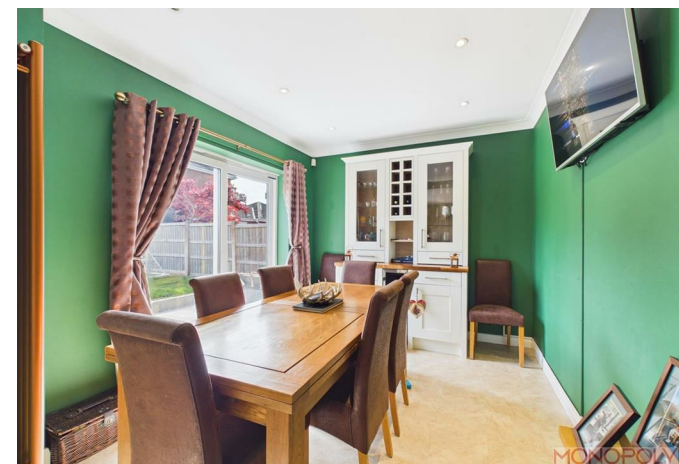


# 4

Wrexham | | LL13 9GF

A superbly presented 4 bedroom, 2 bathroom detached family home situated in a popular residential development on the outskirts of Wrexham city centre. This excellent property offers a spacious and well appointed kitchen/dining room with attractive solid wood work surfaces, 4 good size bedrooms, en-suite, off road parking and single garage, all of which can only truly be appreciated when viewing the property. Located on the popular 'Fairways' estate close to Wrexham city centre there are a wealth of local amenities close to hand as well as fantastic road links for commuting and to Wrexham industrial estate. In brief the property comprises of; hallway, lounge, downstairs w.c, kitchen/dining room and utility room to the ground floor and 4 bedrooms, en-suite and family bathroom to the first floor.

- A superbly presented 4 bedroom detached property
- Well appointed and spacious kitchen/dining room
- En-suite shower room
- 4 good size bedrooms
- Off road parking and single garage
- Desirable residential location
- VIEWING HIGHLY RECOMMENDED



### Hallway

With wood effect flooring, stairs off to the first floor.

### Downstairs W.C

Fitted with a low level w.c, wash hand basin with vanity unit under, wood effect flooring, door to a storage cupboard.

### Lounge

Superbly presented with a double glazed window to the front, central fireplace with inset electric fire and timber mantel surround and hearth, carpeted flooring.

### Kitchen/Dining Room

A fantastic kitchen/dining room, superbly appointed with a range of modern wall, drawer and base units, solid wood work surfaces with inset Belfast sink, separate work top with solid wood work surfaces and units under, built in microwave, 'Rangemaster' cooker with double electric oven and grill and 5 ring gas hob, large stainless steel extractor fan over, part tiled walls, integrated dishwasher, space for a large fridge/freezer, double glazed window, double glazed sliding doors off to the rear garden.

### Utility Room

With solid wood work surface, ceramic sink, plumbing for a washing machine, space for a dryer, part tiled walls, wall and base units, wall mounted gas boiler, door to a rear garden.

### First Floor Landing

With carpeted flooring, door to a cupboard housing the hot water tank, access to the loft space.

### Bedroom 1

A spacious bedroom with a feature window seat, double glazed bay window to the front, carpeted flooring, full width fitted wardrobes.

### En-suite

Fitted with a low level w.c, wash hand basin with vanity unit under, fully tiled shower cubicle, double glazed window.

### Bedroom 2

A good size bedroom with a double glazed window to the rear, carpeted flooring.

### Bedroom 3

A double bedroom with a double glazed window to the front, carpeted flooring, fitted wardrobes.

### Bedroom 4

With a double glazed window to the rear, fitted wardrobes, carpeted flooring.

### Bathroom

Beautifully appointed with a modern suite comprising of a low level w.c, wash hand basin with vanity unit under, bath with shower over, part tiled walls, mosaic effect cushioned flooring, double glazed window.

### Rear Garden

To the rear is a paved patio and a good size lawned garden with side door access to the garage and access to the front of the property.

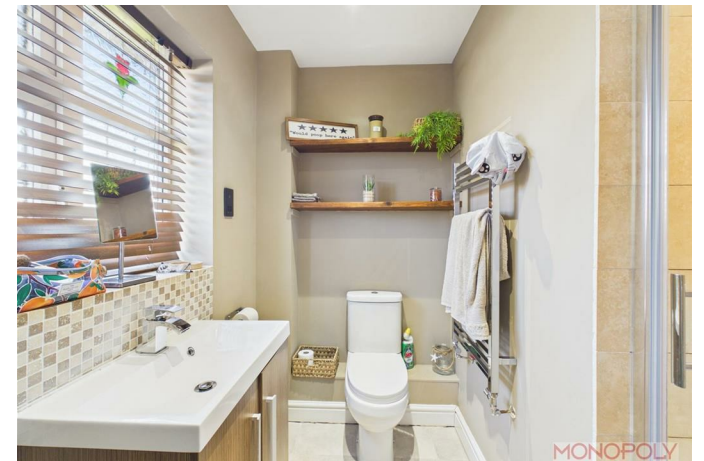
### Front

To the front is a lawned garden with a tarmac driveway providing off road parking and leading to a single garage with up and over door.

### Important Information

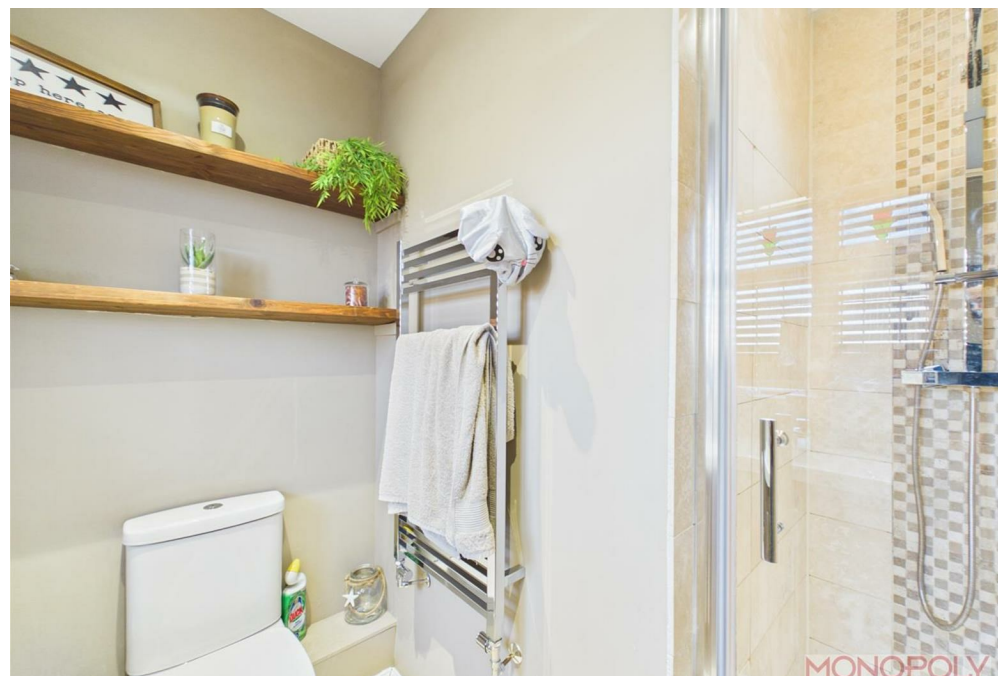
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Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in



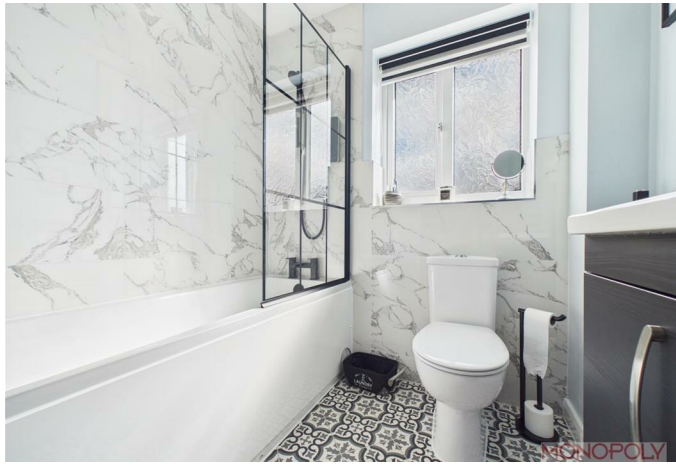


agreeing the sale.

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.



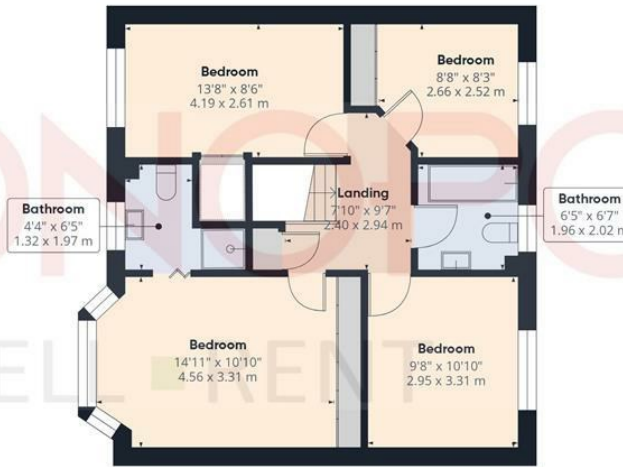




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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1177 ft<sup>2</sup>  
 109.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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

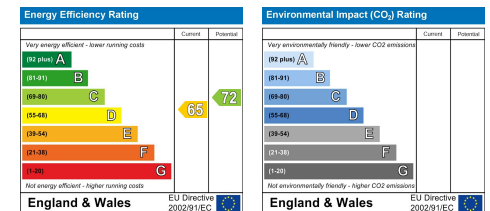
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