



10

Wrexham | | LL14 4FJ

£375,000

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# 10

Wrexham | | LLI4 4FJ

Situated in the convenient and popular residential area of Pentre Bychan, this modern four-bedroom detached family home is presented in excellent condition throughout and offers well-designed, versatile living space. In brief, the accommodation comprises an entrance hall, spacious lounge with electric fire and media wall, a contemporary kitchen fitted with a range of integrated appliances including a brand-new oven, and under-cabinet lighting for a sleek finish. The open-plan dining area features bi-fold doors opening onto the rear garden, creating a bright and sociable family space. There is also a utility area and downstairs WC. To the first floor, there are four bedrooms, with the principal bedroom benefiting from an en-suite shower room, along with a modern family bathroom. Externally, the property features a south/west-facing rear garden with artificial lawn and paved patio area, designed for low maintenance and outdoor enjoyment. There is also a front garden, driveway to the rear providing parking for two vehicles, and a detached garage. A hot tub is also on site and available by separate negotiation. Located on Packsaddle Bank, a popular residential location, within the Pentre Bychan area near Wrexham City Centre, the property enjoys easy access to local amenities, including shops, schools, and eateries, as well as excellent transport links via the A483, providing routes to Chester, Oswestry, and beyond.

- FOUR BEDROOM DETACHED FAMILY HOME
- GARAGE AND DRIVEWAY
- ENTRANCE HALLWAY WITH DOWNSTAIRS WC
- CONTEMPORARY KITCHEN/BREAKFAST AREA PLUS SEPARATE UTILITY
- DINING ROOM WITH BI-FOLD DOORS
- MODERN LOUNGE WITH MEDIA WALL
- PRINCIPAL BEDROOM WITH EN-SUITE
- DRIVEWAY AND GARAGE
- EASY TO MAINTAIN GARDEN WITH HOT TUB, PAVING AND ARTIFICIAL LAWN
- EXCELLENT TRANSPORT LINKS



### Entrance Hall

Composite door leads into welcoming entrance hall with uPVC double glazed window to front. There is a media cupboard allowing for wireless connections throughout the home. The room is finished with panelled radiator, tiled flooring, recessed LED lighting, stairs to first floor, doors into downstairs WC, living room and kitchen.

### Downstairs WC

UPVC double glazed frosted window to the front elevation. Two piece suite comprising low-level WC and pedestal wash hand basin. Finished with tiled flooring, part-tiled walls, radiator, recessed LED lighting.

### Lounge

Featuring a media wall with electric fire and alcove for television, box style uPVC double glazed window to front with blinds, radiator, ceiling light point and wooden laminate flooring.

### Kitchen

A contemporary kitchen featuring a range of wall, drawer and base units with quartz work surface over. Integrated appliances to include eye-level electric cooker and grill with additional microwave oven above, fridge-freezer, 5 ring induction hob with extractor over, plate warmer, dishwasher and wine cooler. 1.5 inset stainless steel sink unit with mixer tap with a boiling water feature. The kitchen is finished with Quartz tiled splash backs, kick-board lighting lighting in cupboards, under-cabinet lighting and tiled flooring. There is a door off to a separate utility, and a breakfast bar area which runs seamlessly into the open plan dining area.

### Dining Area

The dining area has space for a dining table with

bi-fold doors to the garden area. The room is finished with radiator, recessed LED lighting and door into under-stairs storage cupboard with a light.

### Utility

Useful utility housing the combination boiler, space and plumbing for washing machine and tumble dryer, Quartz work surface with stainless steel sink unit, splash-back tiling, extractor, radiator, recessed LED lighting. Door leading outside.

### First Floor Landing

Featuring two storage cupboard with shelving, ceiling light point, carpet flooring, doors off to bedrooms and bathroom.

### Bedroom One

UPVC double glazed window to the front elevation with blinds, wooden laminate flooring, built-in wardrobes, ceiling light point and radiator. Door into en-suite.

### En-Suite

Three piece suite housing a dual hose shower, low-level WC and wash hand basin. Fully tiled walls and flooring, shaving point, heated towel rail, extractor and recessed LED lighting.

### Bedroom Two

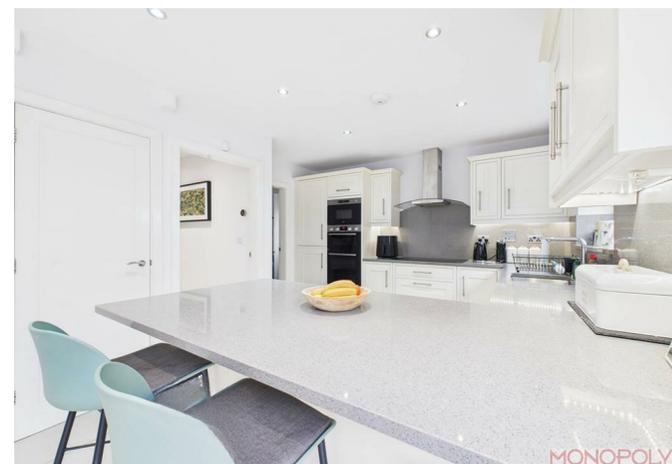
UPVC double glazed window to the front elevation with blinds, access to loft, radiator, carpet flooring and ceiling light point.

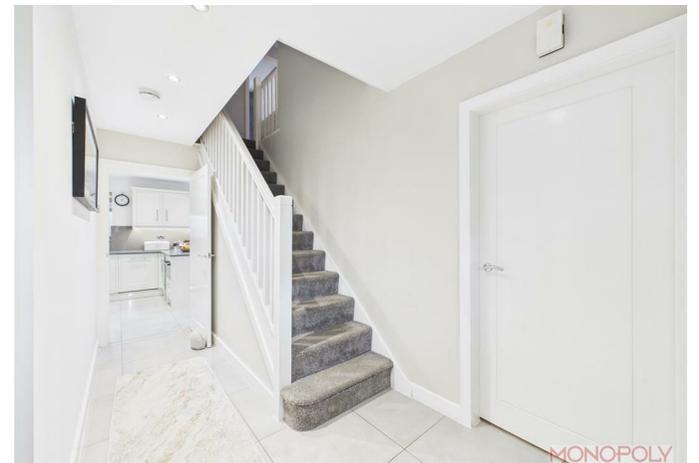
### Bedroom Three

UPVC double glazed window to the rear elevation with venetian blinds, wooden laminate flooring, ceiling light point and panelled radiator.

### Bedroom Four

UPVC double glazed window to the rear elevation with blinds. Wooden laminate flooring, panelled radiator and ceiling light point.





### **Bathroom**

A contemporary three piece suite comprising a low-level WC, panelled bath and wash hand basin set in a vanity unit with drawers. Fully tiled walls and flooring, extractor, heated towel rail, recessed LED lighting and uPVC double glazed frosted window to the rear.

### **Outside**

The property can be accessed from both the front and rear. To the rear, there is a driveway and detached garage, with access through a timber gate leading into the garden. To the front, the home enjoys an elevated position with a pleasant countryside outlook. A sheltered porch sits above the entrance, complemented by a lawned garden and steps leading down to a shared pathway along the front of the properties. Gated access is available on both sides of the home leading to the rear garden. The south-westerly facing rear garden benefits from a good degree of sunshine throughout the day, making it ideal for outdoor relaxation and entertaining. It features a paved patio area, currently housing a hot tub (available by separate negotiation), with steps leading up to an artificial lawn and direct access to the garage. Additional features include outside lighting and a tap located within the garage, providing convenience for outdoor use.

### **Garage**

Detached from the home with electric up and over door, power, lighting and an additional access door.

### **ADDITIONAL INFORMATION**

The property is freehold, with an annual management fee of approximately £600, managed by BA Commercial. This covers the maintenance of the cul-de-sac, communal greenery, and building insurance. Built in 2018 by Gower Homes, the property benefits from the remainder of a 10-year NHBC warranty, providing peace of mind for prospective buyers. The current owners have made a number of thoughtful improvements, including new flooring throughout, enhancing the home's modern appeal. A built-in media cupboard provides HDMI connectivity throughout the property, eliminating the need for visible cables and ensuring a clean, streamlined finish. There is also a smart heating system in place. A hot tub is also in place and is available by separate negotiation.

### **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>  
1302 ft<sup>2</sup>  
121 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.

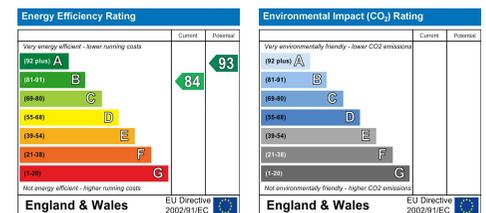
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