
Wingetts

More than just estate agents



17 Foxwood Drive, Wrexham, LL14 4JA

Price £205,000

A well presented 3 bedroom semi detached house located on this popular residential development enjoying a range of amenities and road links all within easy reach together with countryside walks in the nearby hamlet of Bersham. The accommodation briefly comprises a Upvc entrance door opening to the Hall with grey wood floor and useful store cupboard. The Lounge has a upvc double glazed windows with fitted blinds and staircase to 1st floor. The Kitchen Dining room has a fitted range of base and wall cupboards together with Upvc French doors that open into the Conservatory which provides a pleasant seating area overlooking the private rear garden. The 1st floor landing connects the 3 bedrooms, with bedroom 1 and 2 having the benefit of built in/fitted wardrobes. A modern shower room includes a corner shower cubicle and rectangular wash basin with gloss vanity drawers below. Externally, a private drive provides parking for 2 cars and the enclosed rear garden enjoys an excellent degree of privacy and features a lawned area and patio. NO CHAIN. Energy Rating - D (68)

LOCATION

A popular residential development on the outskirts of Wrexham city centre but close to open countryside. There are excellent facilities nearby that include Morrison's and Aldi Supermarkets, convenience store, bus service and good road links to the A483 by pass that connects Wrexham with Chester and Shropshire. The Wrexham Maelor Hospital, Money Penny Headquarters and Technology Park are within easy reach together with the picturesque hamlet of Bersham with its heritage links and woodland walks. Primary and Secondary schools are within walking distance.

DIRECTIONS

From the A483 by pass take the exit signposted Ruthin and Coedpoeth. Turn at the slip road onto the A525 in the direction of Wrexham city centre. Take the 1st right hand turning and continue for approx. ½ a mile to the T-junction at Bersham. Turn left onto Bersham Road and continue for a further 1 mile passing the fields on the left and right. Take the right turn into Foxwood Drive and the property will be observed on the left.

ON THE GROUND FLOOR

Canopy porch with upvc part glazed entrance door opening to:

HALLWAY

With grey wood effect flooring, radiator, mains wired smoke alarm, useful understairs storage cupboard and six panel white woodgrain doors off.

LOUNGE 15'1" x 12'9" (4.6 x 3.9m)

Two upvc double glazed windows to both front and side with fitted blinds, two radiators, fire surround with electric wood effect log burner, coving to ceiling, telephone point, Virgin connection point and stairs to first floor landing. A six panel door opens to:

KITCHEN/DINER 14'9" x 8'6" (4.5m x 2.6m)

The kitchen area is appointed with a range of grey painted base and wall cupboards complimented by work surface areas incorporating a four ring gas hob with extractor hood above and oven/grill below, stainless steel single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, wall mounted central heating boiler, plumbing for washing machine, glass fronted display cabinets and grey wood effect flooring which continues into the dining area with radiator and upvc double glazed French doors opening to:

CONSERVATORY 7'2" x 5'6" (2.2m x 1.7m)

Upvc double glazed windows on a brick plinth providing a pleasant aspect overlooking the rear garden, radiator and upvc double glazed French doors opening to the patio.

ON THE FIRST FLOOR

Approached via the staircase from the lounge to:

LANDING

With feature porthole style window, ceiling hatch to roof space, mains wired smoke alarm and six panel doors off to all rooms.

BEDROOM ONE 9'6" x 8'10" (2.9m x 2.7m)

Upvc double glazed window to front with fitted blinds, radiator and two door built-in wardrobe with hanging rail.

BEDROOM TWO 8'10" x 8'10" (2.7m x 2.7m)

Upvc double glazed window with fitted blinds overlooking the rear garden, radiator and built-in mirror fronted wardrobes with hanging rail and shelving and hot water cylinder.

BEDROOM THREE 6'6" x 5'10" (2m x 1.8m)

Upvc double glazed window with fitted blinds and radiator.

SHOWER ROOM

Appointed in a modern style of white suite including low flush w.c with dual flush, rectangular wash basin with chrome mixer tap set within a white gloss fronted vanity unit, corner shower enclosure with electric shower unit, fully tiled walls with chrome trim, wall mounted mirror, inset ceiling spotlights, extractor fan, upvc double glazed window, chrome heated towel rail and tiled flooring.

OUTSIDE

The property is approached along a tarmac driveway with lawned garden to front. A timber gate opens into the rear garden which provides a good degree of privacy and includes a stone paved patio adjoining the conservatory, lawned garden, decorative flowerbeds, and cold water tap, all of which is enclosed within timber lapped fencing.

PLEASE NOTE

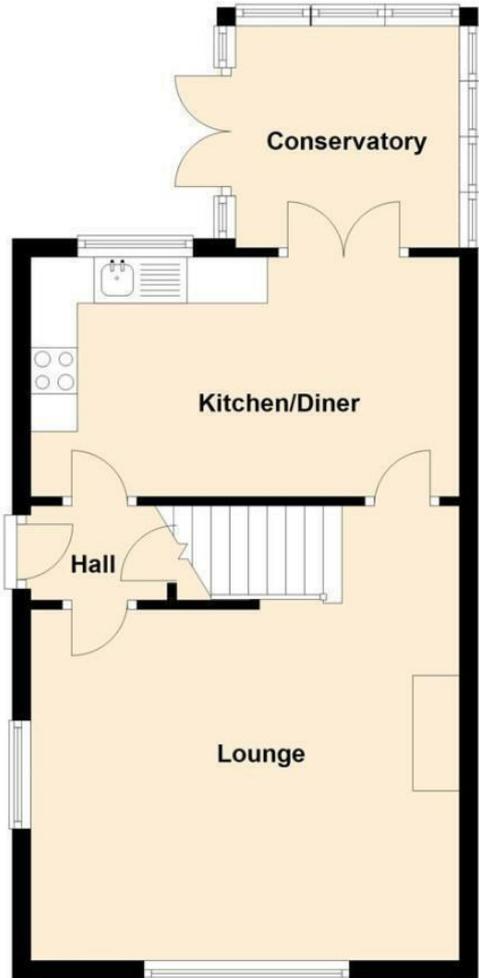
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Floor Plan

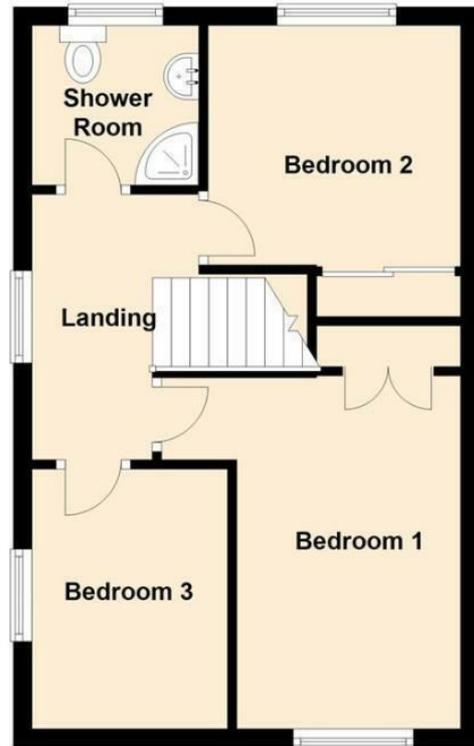
Ground Floor

Approx. 41.1 sq. metres (442.3 sq. feet)

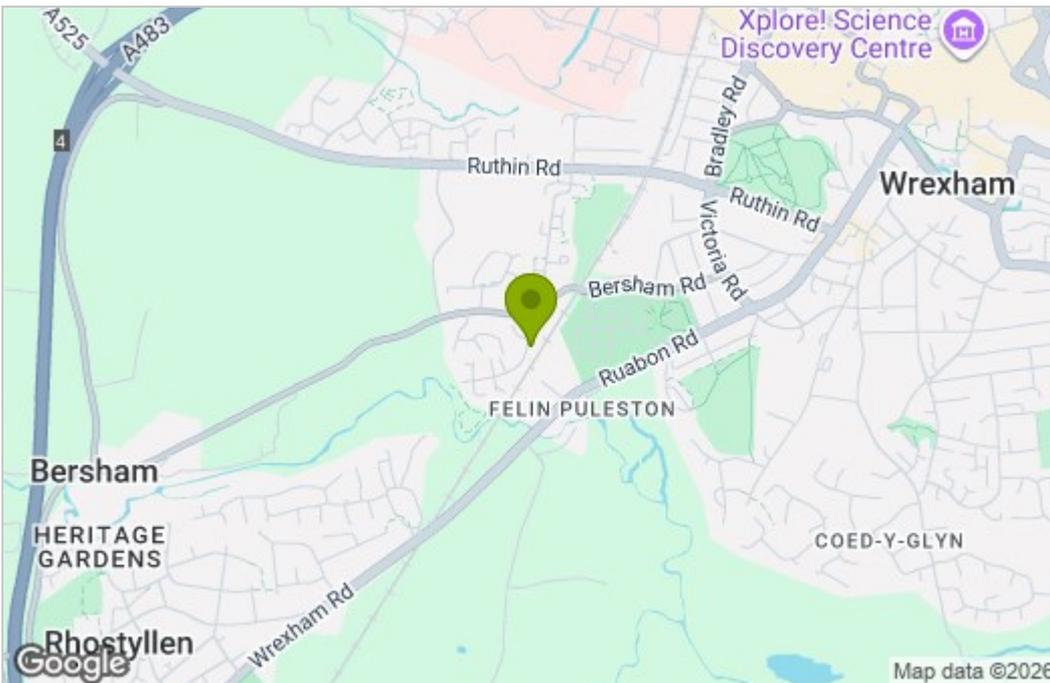


First Floor

Approx. 35.0 sq. metres (377.3 sq. feet)



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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