

# Wingetts

More than just estate agents



**11 Stuart Way, Wrexham, LL13 7BH**

**Price £180,000**

A spacious bay window fronted 3 bedroom semi detached house located on the fringe of the city centre therefore within walking distance of an excellent range of amenities, public transport, hospital, schools and the picturesque National Trust Parkland of Erddig. The accommodation briefly comprises a PVC entrance door opening to Hallway having stairs to first floor landing. The Lounge features a bay window to front and an open aspect to the dining room with double glazed patio doors leading to the rear garden. The Kitchen has a range of shaker style fitted base and wall units with work surface areas. On the first floor there are 3 Bedrooms. The principal bedroom features a bay window to front and built in wardrobes. The bathroom includes a bath with shower over. Outside, there is a private gated driveway for 2-3 cars whilst the front garden has been paved for ease of maintenance with the rear garden enjoying a good degree of privacy. NO CHAIN. Energy Rating - E (48)

## LOCATION

Stuart Way is a cul de sac on the outskirts of Wrexham city centre and is therefore convenient for those working in the city centre or requiring easy access to the Wrexham Industrial Estate or A483 by-pass. The picturesque Erddig National Trust Parkland is only a short distance away and there are both primary and secondary schools within the catchment area. There are a range of day to day shopping facilities and social amenities within the vicinity.

## DIRECTIONS

From Wrexham city centre proceed along Salop Road with Lidl Supermarket on the right hand side, at the traffic lights bear left into Kingsmills Road and proceed past the car wash thereafter take the right into Brynycabanau Road and third right into Saxon Street. Take the next left and at the crossroads continue straight across into Stuart Way.

## ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

### VESTIBULE

With fitted shelving and part glazed door opening to:

### HALLWAY

With staircase to first floor landing, three upvc double glazed windows, radiator, deep coving to ceiling, mains wired smoke alarm, telephone point and useful cloaks cupboard with upvc double glazed window.

### LOUNGE 15'3" x 13'5" (4.65m x 4.09m)

Upvc double glazed bay window to front, radiator, fireplace with open fire, deep coving to ceiling, additional radiator and arch opening to:

### DINING ROOM 9'6" x 9'6" (2.9m x 2.9m)

Deep coving to ceiling, radiator, upvc double glazed sliding patio doors to rear garden and sliding door opening to:

### KITCHEN 10'2" x 10'2" (3.1m x 3.1m)

Fitted with a range of shaker style base and wall cupboards complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, wall mounted gas central heating boiler, tiled walls, stainless steel extractor hood, electric cooker point, plumbing for washing machine, useful understairs storage cupboard and part glazed external door.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With gallery over stairwell, ceiling hatch to roof space, mains wired smoke alarm and airing cupboard with hot water cylinder and shelving.

### BEDROOM ONE 14'9" x 11'5" (4.5m x 3.5m)

Upvc double glazed bay window to front with radiator below and built-in wardrobes with hanging rails.

### BEDROOM TWO 11'5" x 10'5" (3.5m x 3.2m)

Upvc double glazed window overlooking the rear garden, radiator and two door built-in wardrobe.

### BEDROOM THREE 8'2" x 7'6" (2.5m x 2.3m)

Upvc double glazed window to front, radiator and wall mounted storage cupboard.

## BATHROOM

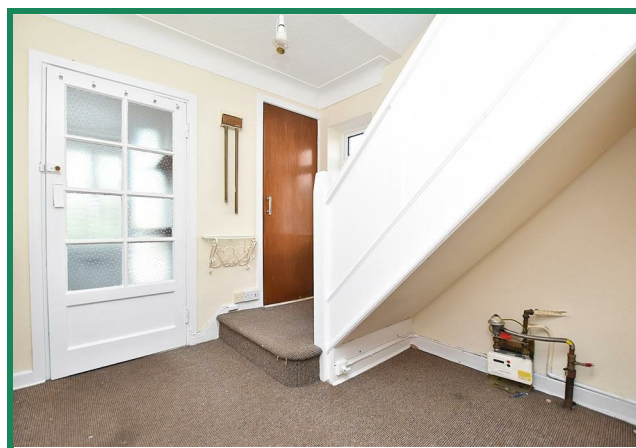
Appointed with a three piece suite of low flush w.c, pedestal wash basin, twin grip panelled bath with electric shower over, fully tiled walls, radiator, upvc double glazed window and extractor fan.

## OUTSIDE

Double metal gates open to a private driveway providing parking for 2-3 cars alongside a paved front garden with privacy hedging to front. The rear garden enjoys a good degree of privacy and includes a patio area with potential to create an outdoor entertaining space.

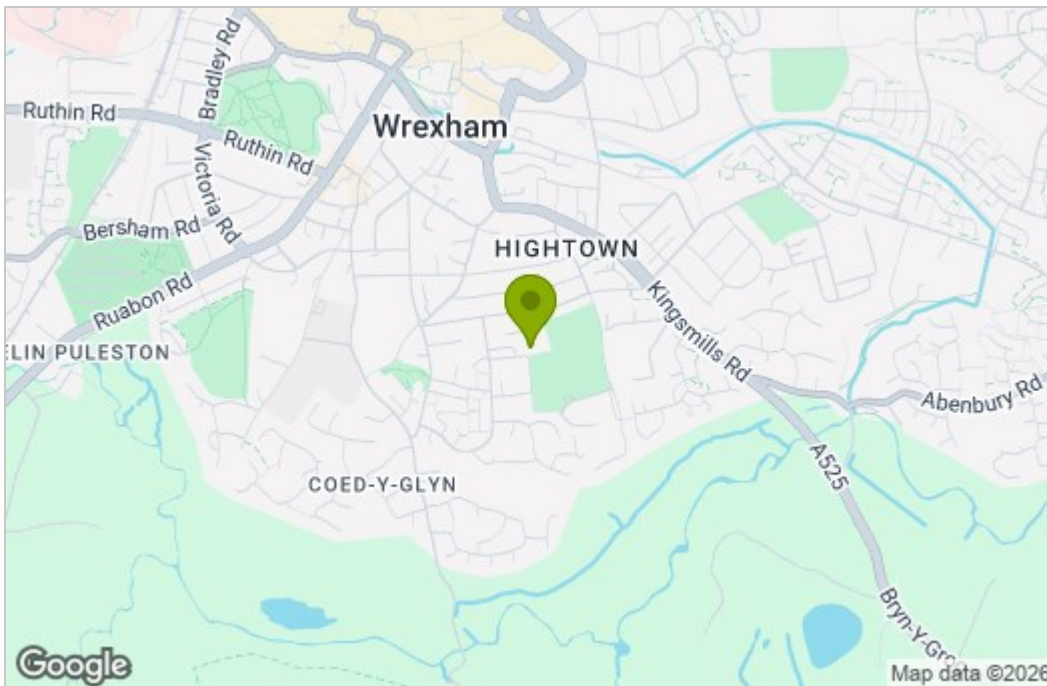
## PLEASE NOTE

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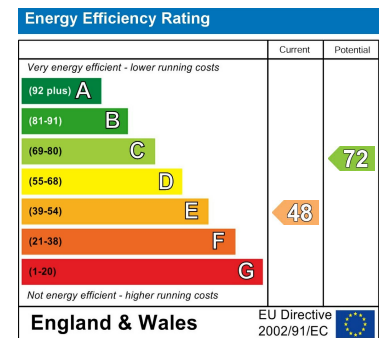




### Area Map



### Energy Efficiency Graph



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