



## 7 Augusta Drive

The Fairways, Wrexham, LL13 9GL

Located in the sought after development of The Fairways on the fringe of the city centre is this 4 bedroom, 1 en-suite, detached family home with garage and generous rear garden. Situated within a small cul de sac, the accommodation briefly comprises an open fronted porch, entrance hall with staircase to 1st floor landing and storage cupboard, cloaks/w.c., bay window fronted lounge with living flame gas fire, double doors to the dining room and French doors opening to the rear garden, fitted kitchen with room for a breakfast table and connecting door to the utility. The 1st floor landing gives access to the 4 bedrooms, 3 of which are doubles, fitted wardrobes to the principal bedroom, en-suite shower room and an additional family bathroom. Externally, a double width driveway leads to the garage with useful connecting door to the kitchen. The rear garden offers excellent outdoor entertaining space for children and adults enjoying a sunny aspect and patio area, all of which are enclosed within timber fencing to provide a safe environment. Energy Rating - D (61)

**Offers In Excess Of £340,000**



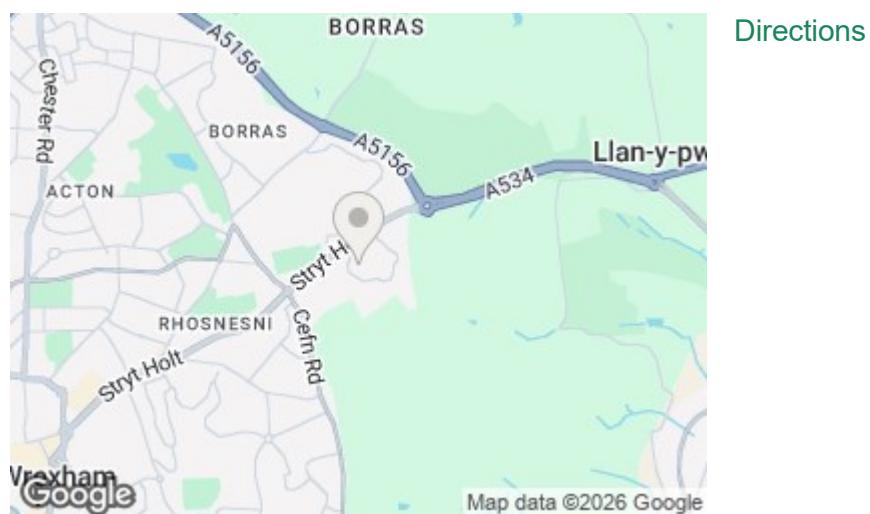
# 7 Augusta Drive

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- A detached family home
- Located within sought after development
- Cloaks/w.c, bay window lounge
- Dining room, fitted kitchen, utility
- Family bathroom
- Double width driveway
- Gardens to front and rear
- Garage

|                              |                              |                             |
|------------------------------|------------------------------|-----------------------------|
| LOCATION                     | ON THE FIRST FLOOR           | FAMILY BATHROOM             |
| DIRECTIONS                   | LANDING                      | 6'8 x 6'0 (2.03m x 1.83m )  |
| ON THE GROUND FLOOR          | BEDROOM ONE                  | OUTSIDE                     |
| HALLWAY                      | 14'7 x 12'1 (4.45m x 3.68m ) | GARAGE                      |
| CLOAKS/W.C                   | EN-SUITE                     | 16'4 x 8'9 (4.98m x 2.67m ) |
| LOUNGE                       | 6'8 x 6'7 (2.03m x 2.01m )   | GARDENS                     |
| 14'7 x 10'5 (4.45m x 3.18m ) | BEDROOM TWO                  | COUNCIL TAX BAND - F        |
| DINING ROOM                  | 12'9 x 8'9 (3.89m x 2.67m )  |                             |
| 11'1 x 9'2 (3.38m x 2.79m )  | BEDROOM THREE                |                             |
| KITCHEN/BREAKFAST ROOM       | 11'9 x 8'8 (3.58m x 2.64m )  |                             |
| 9'2 x 8'8 (2.79m x 2.64m )   | BEDROOM FOUR                 |                             |
| UTILITY                      | 9'8 x 8'5 (2.95m x 2.57m )   |                             |
| 6'3 x 5'7 (1.91m x 1.70m )   |                              |                             |





## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating                    |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very energy efficient - lower running costs |                         |   |
| (92 plus) A                                 |                         |   |
| (81-91) B                                   |                         | 83  |
| (69-80) C                                   |                         |   |
| (55-68) D                                   | 61                      |   |
| (39-54) E                                   |                         |   |
| (21-38) F                                   |                         |   |
| (1-20) G                                    |                         |   |
| Not energy efficient - higher running costs |                         |   |
| England & Wales                             | EU Directive 2002/91/EC |  |