Wingetts

More than just estate agents

9 Gleneagles, Wrexham, LL13 9GR

£175,000

A well presented 2 double bedroom modern mews house with double width 2 car drive conveniently located on this popular residential development known as 'The Fairways' in close proximity to an excellent range of amenities and road links to Wrexham, Chester and beyond. The accommodation briefly comprises a canopy porch, entrance hall with staircase to 1st floor landing, cloaks/w.c., lounge with wood effect flooring, fitted kitchen diner appointed with a range of base and wall cupboards and access to the rear garden. The 1st floor landing connects the 2 double bedrooms and a bathroom. The principal bedroom benefits from mirror fronted sliding wardrobes. Gas fired central heating and Upvc double glazing. To the outside, a private drive for 2 cars, variety of shrubs and path to entrance porch. The rear garden has been landscaped for low maintenance and features a paved patio for outdoor dining, decorative gravel with meandering paths, space for a shed and rear access gate. Energy Rating - C (73)

LOCATION
The Fairways is a modern popular residential development on the outskirts of the city of Wrexham that has been designed to include cycle paths, open grassed amenity space with parkland style walks and children's play areas . Enjoying a convenient location within the catchment area of highly regarded primary and secondary schools together with good road links to the Wrexham industrial estate and A483 bypass that links Wrexham, Chester and Oswestry. There are convenience stores within walking distance and Wrexham City Centre is only a short driving distance away offering an excellent range of high street retailers, leisure facilities and restaurants. There are 2 established golf courses within a 2 minute drive together with countryside walks.

DIRECTIONS
From Wrexham City Centre proceed along Holt Road for approximately one mile and continue across the roundabout with The Greyhound public house being on your right hand side, take the right turn into St Andrews Crescent, left into Fairmount Road, left on to Gleneagles and the property will be observed on the left.

ON THE GROUND FLOOR
A canopy porch and part glazed entrance door opens to the hall.

ENTRANCE HALL
Wood effect flooring, staircase to 1st floor landing, radiator and internal doors off.

CLOAKS/W.C.
Appointed with a white suite of low flush w.c., corner wash basin with tiled splashback, radiator, Upvc double glazed window and wood effect flooring.

LOUNGE 14'9 x 9'9 (4.50m x 2.97m)
Continuation of the wood effect flooring, Upvc double glazed window to front, electric fire in surround, coving to ceiling and radiator.

KITCHEN/DINER 13'2 x 8'7 (4.01m x 2.62m)
The kitchen area is fitted with a range of 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, 4 ring gas hob with pull out extractor above and oven/grill below, part tiled walls, plumbing for washing machine and space for fridge freezer. Useful understairs store cupboard, gas central heating boiler, radiator and Upvc double glazed door opening to the rear garden.

ON THE FIRST FLOOR
Approached via the staircase from the hall to 1st floor landing with ceiling hatch to roof space and internal doors off.

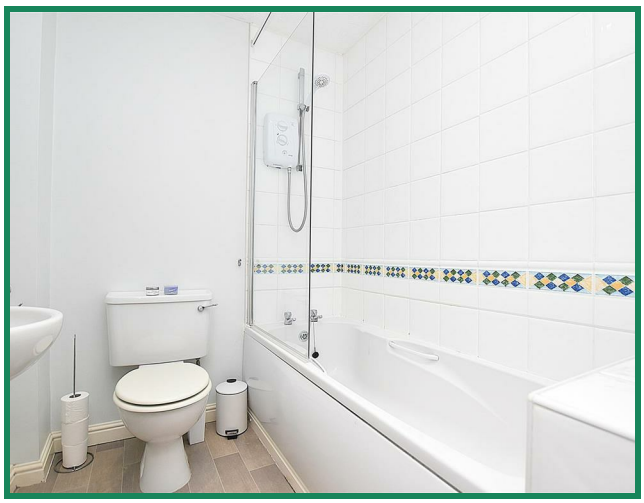
BEDROOM ONE 10'7 x 9'2 (3.23m x 2.79m)
Having the benefit of mirror fronted sliding wardrobes, radiator and Upvc double glazed window to rear.

BEDROOM TWO 13'2 x 8'2 (4.01m x 2.49m)
2 Upvc double glazed windows to front, radiator and airing cupboard housing the hot water cylinder and slated shelving.

BATHROOM
Appointed with a white suite of low flush w.c., pedestal wash basin, twin grip panelled bath with electric shower over and splash screen, part tiled walls, inset ceiling spot lights, extractor fan and shaver socket.

OUTSIDE
To the front of the property is the private double width drive providing parking for 2, variety of shrubs, decorative gravel and path to entrance porch. The rear garden has been designed for low maintenance and provides a pleasant outdoor entertaining space to include a paved patio, decorative gravel interspersed with pathways, space for garden shed and rear access gate.

PLEASE NOTE
Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).



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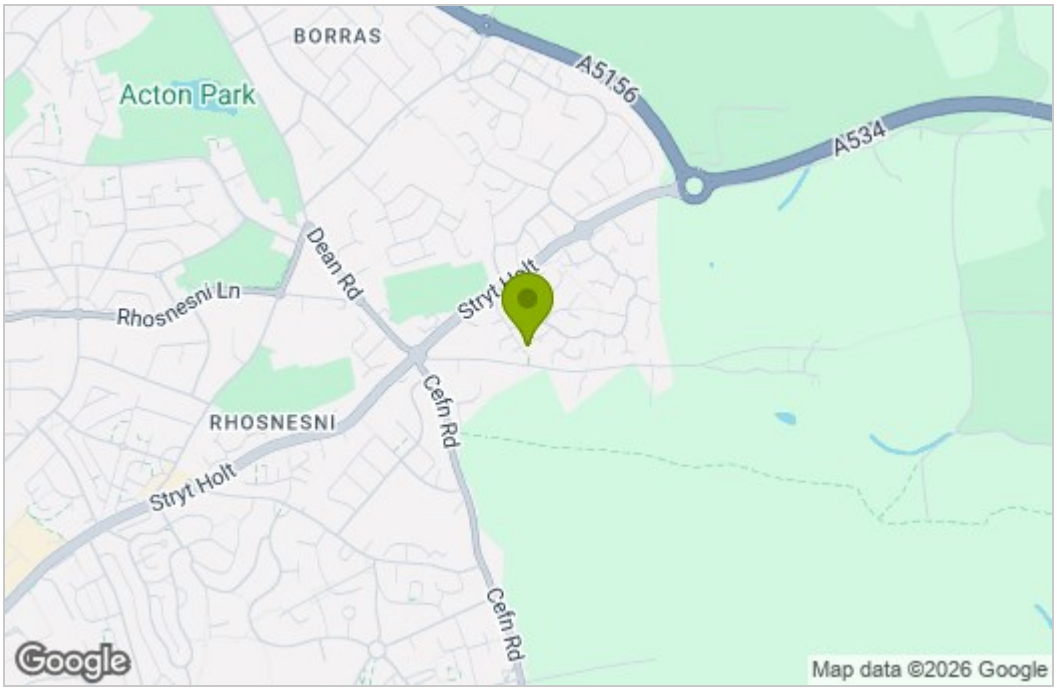
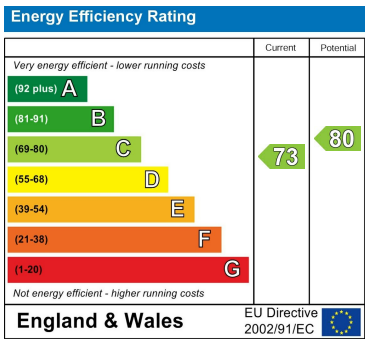
Floor Plan

Area Map



Energy Efficiency Graph



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