



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

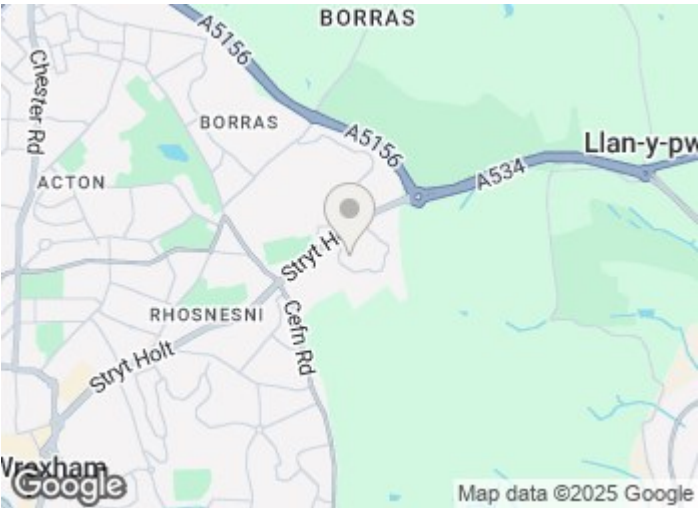
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- A detached family home
 - Cloaks/w.c, bay window lounge
 - Family bathroom
 - Gardens to front and rear
- Located within sought after development
 - Dining room, fitted kitchen, utility
 - Double width driveway
- Open fronted porch, hallway
 - Four bedrooms (1 en-suite)
 - 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
DINING ROOM	BEDROOM TWO	COUNCIL TAX BAND - F
11'1 x 9'2 (3.38m x 2.79m)	12'9 x 8'9 (3.89m x 2.67m)	
KITCHEN/BREAKFAST ROOM	BEDROOM THREE	
9'2 x 8'8 (2.79m x 2.64m)	11'9 x 8'8 (3.58m x 2.64m)	
UTILITY	BEDROOM FOUR	
6'3 x 5'7 (1.91m x 1.70m)	9'8 x 8'5 (2.95m x 2.57m)	



[Directions](#)





Floor Plan

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