



**41 Ffordd Estyn, Garden Village, Wrexham, LL11 2SU**

**Price £240,000**

A lovely example of a spacious traditional Garden Village style house blending charm with modern day comforts having been upgraded by the current owners. Conveniently located with this sought after residential area on the Chester side of Wrexham with a range of amenities and bus service nearby, this 2 double bedroom semi detached house with corner plot has the benefit of a 3 car drive, garage, modern kitchen, sunny aspect rear garden and briefly comprises a PVC entrance door opening to the hall with staircase off, lounge with living flame gas fire and exposed wood flooring, bay window fronted dining room with window seat leads through to the well appointed shaker style fitted kitchen with excellent integrated appliances, and a conservatory overlooking the rear garden. The 1st floor landing connects the 2 double bedrooms, both having built in wardrobes/storage cupboards, and a good sized bathroom. Upvc double glazing and gas fired central heating via a combi boiler. The front garden is mainly lawned and a double width drive with EV charging point to the side leads to the garage. The secure rear garden enjoys a sunny aspect and includes a patio area for outdoor relaxing and lawn beyond. Energy Rating - D (65)

## LOCATION

Ffordd Estyn is located within the highly desirable residential area of Garden Village approximately 1 ½ miles from the city centre. Easy access to the A483 bypass allows for daily commuting to the commercial centres of the region and a regular bus service provides convenient links to Wrexham city centre and Chester. The immediate area offers a range of amenities including a popular primary school, barbers, shops and choice of pubs.

## DIRECTIONS

Proceed from Wrexham city centre along Chester Street into Chester Road passing the The Acton public house on the right, turn left into Kenyon Avenue immediately before the parade of shops, take the next right turn into Ffordd Estyn and the property will be observed on the right after approximately 200 yards.

## ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

### HALLWAY

With central staircase and oak veneer doors off.

### LOUNGE 14'5" x 10'2" (4.4m x 3.1m)

Upvc double glazed window overlooking the front garden, exposed wood flooring, radiator, living flame gas fire set within chimney breast with ceramic tiled hearth, picture rail and part glazed doors opening to:

### CONSERVATORY 10'5" x 5'10" (3.2m x 1.8m)

Upvc double glazed windows and radiator.

### DINING ROOM 9'10" x 9'2" (3m x 2.8m)

Featuring a upvc double glazed bay window with window seat and storage cupboards below, radiator, exposed wood flooring, picture rail and useful understairs storage cupboard.

### KITCHEN 10'5" x 9'10" (3.2m x 3m)

Appointed with a modern shaker style range of base and wall cupboards complimented by wood effect work surface areas incorporating a single drainer sink unit with mixer tap, four ring induction hob with extractor hood above, oven/grill, integrated dishwasher, integrated fridge freezer, integrated washing machine, part tiled walls, two upvc double glazed windows, tiled flooring and recessed shelving with cupboards below.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

## LANDING

With upvc double glazed window and doors off.

### BEDROOM ONE 14'5" x 10'2" (4.4m x 3.1m)

A good sized bedroom enjoying a dual aspect with upvc double glazed windows to front and rear, radiator, exposed beams and an extensive range of built-in wardrobes and storage cupboards.

### BEDROOM TWO 11'5" x 9'10" (3.5m x 3m)

Another double bedroom with upvc double glazed window, ceiling hatch to roof space, radiator, built-in wardrobe and storage.

### BATHROOM 9'6" x 9'6" (2.9m x 2.9m)

A spacious bathroom appointed with a bath with mains thermostatic shower over, low flush w.c, wash basin set within vanity unit, wood effect flooring, upvc double glazed window, radiator, extractor fan and storage cupboard housing the gas combination boiler.

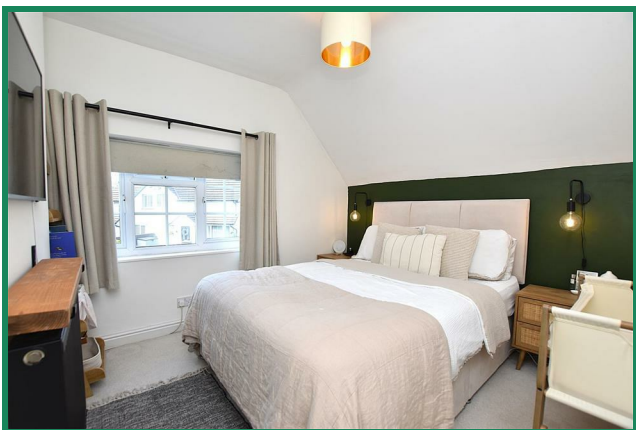
## OUTSIDE

The property has the benefit of a private driveway providing parking for three cars and leading to the garage, EV charging point and cold water tap. The front garden is mainly lawned with central path leading to the entrance door with privacy hedging to boundary. A gated side access leads to the rear garden which enjoys a sunny aspect and provides an excellent outdoor entertaining area to include a patio with lawned garden beyond, all of which is enclosed to provide a safe and secure environment.

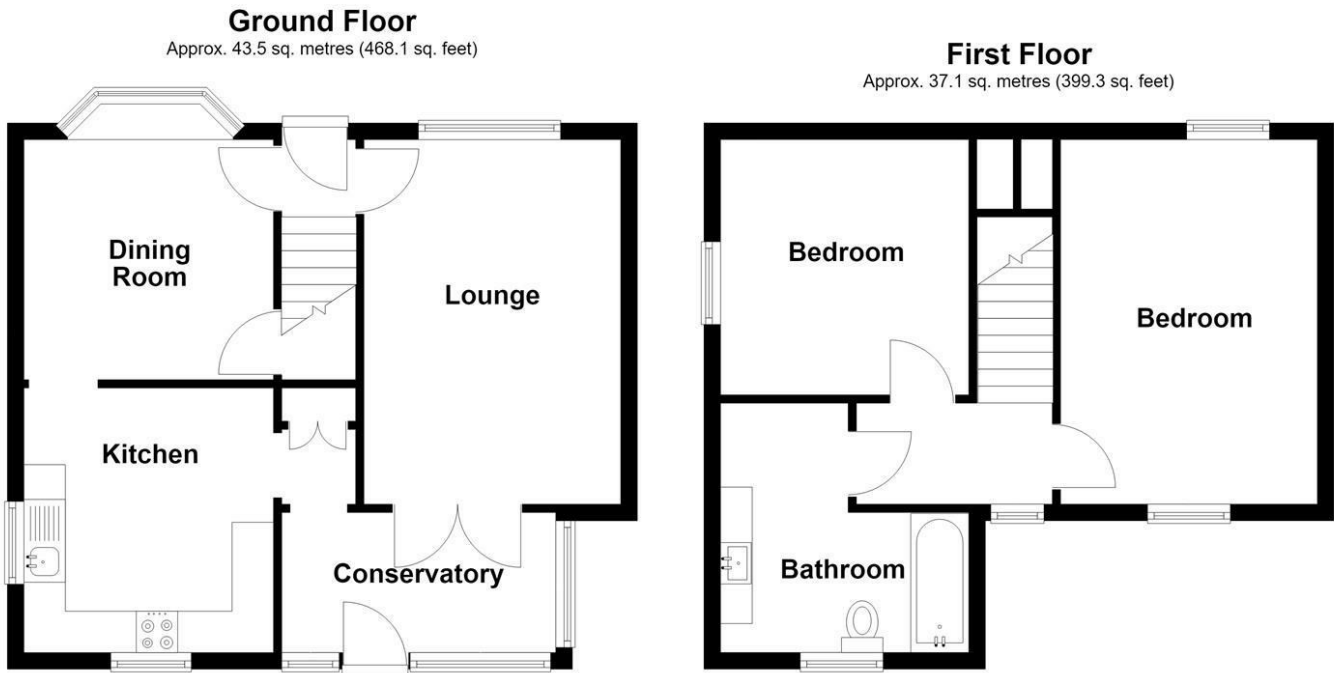
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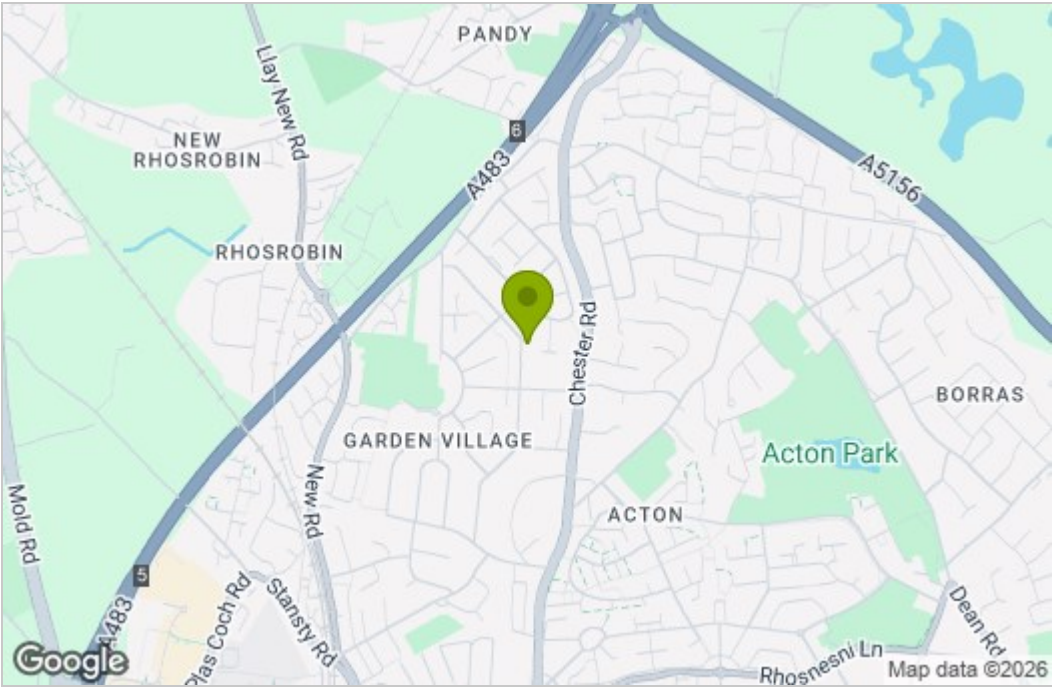




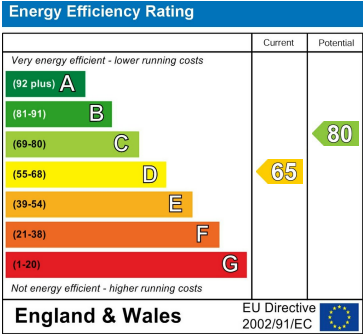
Floor Plan



Area Map



Energy Efficiency Graph



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