



19 Trem Eryri, Garden Village, Wrexham, LL11 2TR

Price £315,000

An extended and superbly presented 3 bedroom detached house with garage offering stylishly appointed accommodation with an impressive open plan kitchen dining living area together with a private rear garden. Situated within this established and sought after residential development on the outskirts of the city centre with schools, shops and excellent road links within close proximity. The

accommodation has been much improved by the current owner and briefly comprises an pillared porch, welcoming hall with porcelain floor tiles and stairs to 1st floor, cloaks/w.c., lounge featuring a bay window and the warmth of a log burner, spacious open plan kitchen dining room appointed with an extensive range of base and wall cupboards with plenty of work surface areas and integrated appliances, open aspect to the garden room providing a pleasant additional reception room. The 1st floor landing connects the 3 bedrooms, 2 with fitted wardrobes. The principal bedroom includes a well appointed en-suite shower room. The family bathroom has a jacuzzi bath. To the outside, a brick paved drive with gated access to the garage provides ample parking and the private rear garden features an Indian stone paved patio, artificial grass for low maintenance, access to a useful utility room and workshop/office. Energy Rating - D (65)

LOCATION

The property is located in the much favoured suburban residential area of Garden Village, which enjoys excellent communication links to the A483 by-pass which links Wrexham, Chester and Oswestry for daily commuting to major commercial and industrial centres of the region. There is a parade of shops within walking distance, highly regarded primary school, playing field, leisure and social amenities in Rhosddu.

DIRECTIONS

From Wrexham city centre proceed along Chester Street into Chester Road for approximately 1½ miles passing the Acton Public House on the right hand side and the parade of shops within Garden Village on the left hand side. After passing the petrol station on the left hand side, take the left turning into Ty Gwyn Lane and after approximately ¼ mile take the left hand turning into Trem Eryri before reaching the T junction, where No. 19 will be observed on the left hand side.

ON THE GROUND FLOOR

Pillared entrance porch with Indian stone path and inset lights lead to:

HALLWAY

Porcelain tiled flooring, stairs to first floor landing with pull-out shoe store below, inset ceiling spotlights, coving to ceiling and six panel doors off to all rooms.

CLOAKS/W.C

Appointed with a wall hung wash basin with dual flush, wash basin with mixer tap set within vanity unit, upvc double glazed window, inset ceiling spotlights on sensor, part tiled walls and tiled flooring.

LOUNGE 15'6 x 10'3 (4.72m x 3.12m)

Upvc double glazed bay window to front, log burner set within chimney breast with timber mantel and slate hearth, two wall light points, feature wall, coving to ceiling and radiator.

KITCHEN/DINING ROOM 20'6 x 14'8 max (6.25m x 4.47m max)

An impressive sociable entertaining space with the kitchen area appointed with an extensive range of handleless base and wall cupboards complimented by work surface areas incorporating breakfast bar, 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, two Zanussi oven/grills, integrated fridge, integrated freezer, integrated dishwasher, integrated bin, AEG induction hob with extractor hood above and drawers below, upvc part glazed external door, inset ceiling spotlights, two understairs cupboards and Porcelain tiled flooring that continues into the dining area with radiator and an open aspect to:

GARDEN ROOM 13'0 x 8'9 (3.96m x 2.67m)

Enjoying a pleasant aspect through double glazed windows on brick plinths, French door opening to the rear garden, Porcelain tiled flooring, three ceiling lights and radiator.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With doors off to all rooms.

BEDROOM ONE 13'8 x 11'1 (4.17m x 3.38m)

Upvc double glazed bay window with radiator below, fitted wardrobes and overhead storage cupboards, oak flooring, drawer units and six panel door to:

EN-SUITE 9'3 x 7'3 (2.82m x 2.21m)

Well appointed with a large walk-in shower with mains thermostatic shower and Rainforest style shower head, wash basin and w.c set within vanity unit, chrome heated towel rail, part tiled walls, tiled flooring, upvc double glazed window, inset ceiling spotlights, extractor fan, rolltop Victorian style radiator and airing cupboard housing the Worcester gas combination boiler.

BEDROOM TWO 11'2 x 8'6 (3.40m x 2.59m)

Upvc double glazed window to rear, wood effect flooring, radiator, coving to ceiling and feature wall.

BEDROOM THREE 9'6 x 6'6 (2.90m x 1.98m)

Upvc double glazed window to rear, grey vertical radiator, grey wood effect flooring and fitted wardrobe.

FAMILY BATHROOM 7'8 x 6'4 (2.34m x 1.93m)

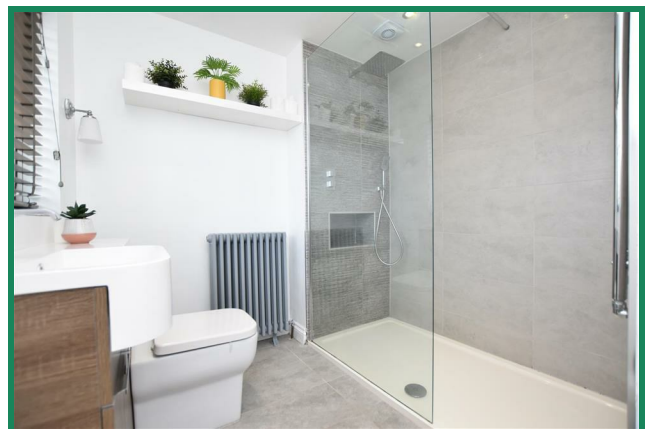
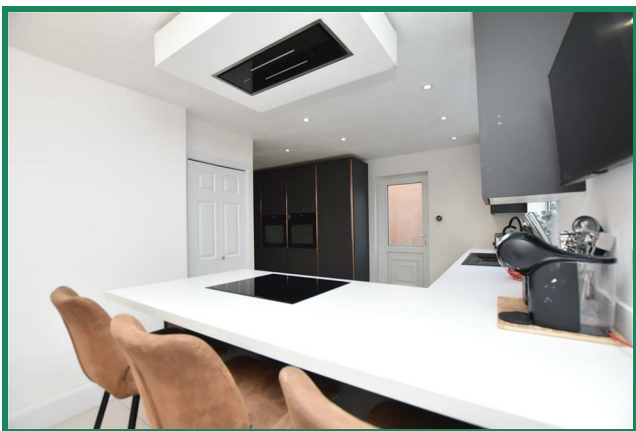
Appointed with a low flush w.c, wash bowl with mirror above and vanity cupboard below, corner Jacuzzi bath with mains thermostatic shower and splash screen, inset ceiling spotlights, extractor fan, tiled flooring and part tiled walls.

OUTSIDE

The property is approached along a brick paved driveway providing parking and guest parking alongside low level privacy hedging and a path that leads to the open fronted porch. Double gates to the side of the property open to further parking which continues to the brick built detached garage having up and over door, side personal door, lighting and power sockets. A gate leads to the rear garden which enjoys a sunny aspect and a good degree of privacy and includes Indian stone paved patio for outdoor entertaining, artificial grass, brick paved path that leads to a useful storage/office and a utility having plumbing for washing machine, space for tumble dryer and gardeners w.c.

PLEASE NOTE

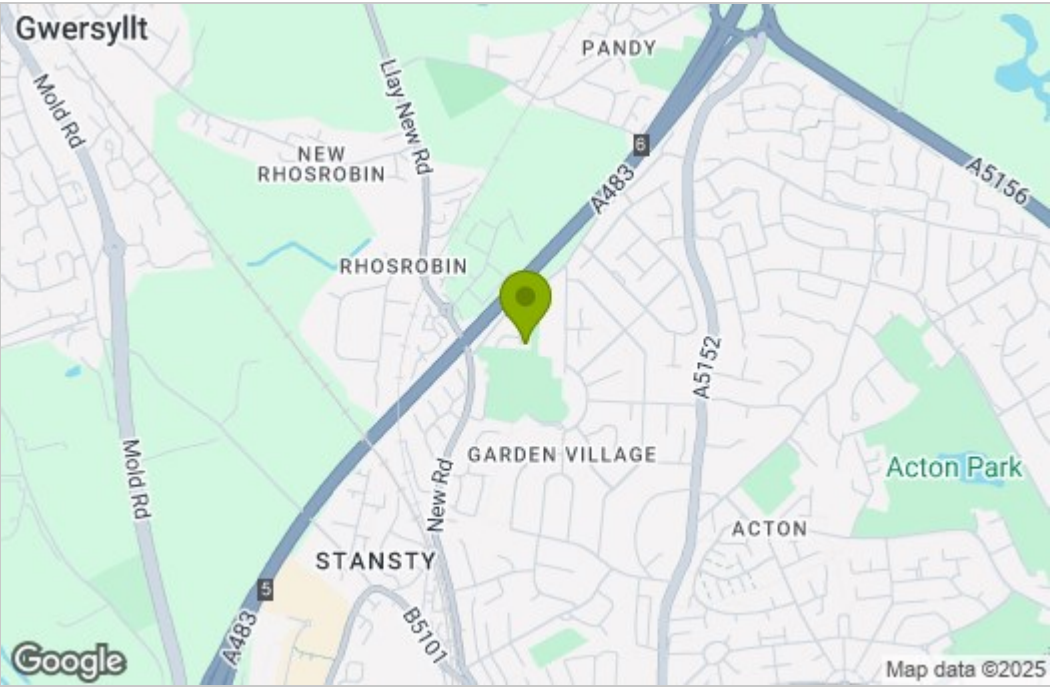
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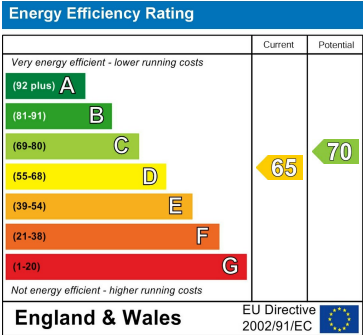


Floor Plan

Area Map



Energy Efficiency Graph



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