



4 Ffordd Elwy, Wrexham, LL12 7RE
Offers In Excess Of £390,000

An excellent opportunity to purchase a 4 double bedroom detached house with double garage and sunny aspect private rear garden located within this sought after residential development on the fringe of the picturesque Acton Park and within walking distance of schools, shops and a bus service. The accommodation briefly comprises a Upvc part glazed entrance door opening to the hall with coat hanging area and cloaks/w.c. spacious dual aspect lounge, living room with turned staircase to 1st floor landing, sociable and practical kitchen dining room overlooking the rear garden and utility. The 1st floor includes 4 double bedrooms, 3 of which having fitted wardrobes, and a family bathroom. To the outside, the private drive provides parking for 3 cars and leads to the double garage, decorative gravel front garden and gated paths either side lead to the rear garden with its full width paved patio for outdoor entertaining, lawned area, decorative gravel and privacy hedging. Gas fired central heating and Upvc double glazing. NO CHAIN. Energy Rating - D (56)

LOCATION

Ffordd Elwy is established as a highly sought after residential area having the convenience of the nearby and picturesque Acton Park centred around a fishing lake, a choice of Primary Schools, Secondary School, day to day shopping facilities at Borrass and Garden Village, Vets, Doctors, Pharmacy, the Cunliffe Public House and a frequent bus service operating in the area. Excellent road links provide access to Wrexham, Chester, North West and North Wales coastline. Wrexham city centre offers a wider range of amenities including leisure facilities, bus and train stations, Wrexham Maelor Hospital, high street retailers, bars and restaurants.

DIRECTIONS

From Wrexham city centre proceed along Chester Road for approx. 1 mile then take the right turn just prior to the Acton Public House into Box Lane. Proceed past the school and thereafter take the 2nd right turn into Ffordd Tudno, right again into Ffordd Elan, next left into Ffordd Elwy and the property will be observed on the right.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

HALLWAY

With upvc double glazed window to side, archway through to coat hanging space and radiator.

CLOAKS/W.C

Appointed with a low flush w.c, pedestal wash basin, upvc double glazed window and fully tiled walls.

LOUNGE 20'8" x 11'9" (6.3m x 3.6m)

A spacious reception room enjoying a dual aspect with upvc double glazed windows to front and rear, in-built gas fire, two radiators and coving to ceiling.

LIVING ROOM 21'7" x 8'10" (6.6m x 2.7m)

Upvc double glazed window overlooking the rear garden, turned staircase rising to first floor landing and four panel door opening to:

KITCHEN/DINER 17'8" max x 12'9" (5.4m max x 3.9m)

A sociable and practical entertaining space with the kitchen area fitted with a range of base and wall units complimented by work surface areas incorporating a 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, four ring gas hob with oven/grill below, integrated dishwasher, radiator and tiled flooring which continues through to the dining area having upvc double glazed window to rear, radiator and four panel door opening to:

UTILITY

Fitted with a range of base and wall units, work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, plumbing for washing machine, part tiled walls, tiled flooring and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the turned staircase from the living room to:

LANDING

With gallery over stairwell and upvc double glazed window to half landing, airing cupboard with hot water cylinder and slatted shelving.

BEDROOM ONE 13'1" x 9'10" (4m x 3m)

Having the benefit of full width fitted wardrobes, upvc double glazed window overlooking the rear garden and radiator.

BEDROOM TWO 11'9" x 8'2" (3.6m x 2.5m)

Upvc double glazed window to front, radiator, fitted wardrobes and central dressing table.

BEDROOM THREE 9'10" x 9'2" (3m x 2.8m)

Full width fitted wardrobes, upvc double glazed window and radiator.

BEDROOM FOUR 8'10" x 7'10" (2.7m x 2.4m)

A good sized fourth bedroom with upvc double glazed window to front and radiator.

BATHROOM 9'10" x 6'2" (3m x 1.9m)

Appointed with a four piece bathroom suite of corner shower enclosure with mains thermostatic shower, low flush w.c, wall hung wash basin with mixer tap, bath, fully tiled walls, tiled flooring, upvc double glazed window and ceiling hatch to roof space.

OUTSIDE

To the front of the property is a private driveway providing parking for three cars which leads to:

DOUBLE GARAGE 18'4" x 18'0" (5.6m x 5.5m)

Having two metal up and over doors, lighting, power sockets and side personal door.

GARDENS

The front garden has been designed for low maintenance to include decorative gravel with privacy shrubs to border and paved path to the entrance door which continues either side of the property. The rear garden is a particular feature providing a good degree of privacy and a sunny aspect to include a full width paved patio for outdoor entertaining with lawned garden beyond, privacy hedging and decorative gravel.

PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.



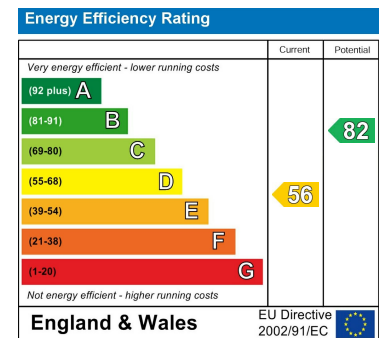


Wingetts
More than just estate agents

Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.