



5 Avalon Court Hermitage Park

Wrexham, LL13 7GX

£400,000



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To The Front

The property benefits from off-road parking, a lawned garden, and access to a double garage.

Entrance Hallway

The property is approached via a UPVC entrance door leading into a welcoming hallway. Featuring carpeted flooring, a single panelled radiator, and a ceiling light point. Stairs rise to the first-floor accommodation with useful under-stairs storage. Doors lead off to the lounge and kitchen.

Living Room

A warm and inviting space featuring carpeted flooring, two radiators, and a large double glazed window to the front elevation allowing plenty of natural light. Additional features include a gas fireplace with decorative wooden surround set on a marble-effect hearth, wall-mounted lighting, and television and telephone points.

Kitchen

A well-appointed kitchen fitted with a range of wall, drawer, and base units with complementary worktop surfaces over. Features include tiled flooring, splashback tiling, a 1.5 stainless steel sink unit with mixer taps, integrated 'Neff' oven and microwave, and a five-ring hob with extractor fan above. The room benefits from an island with breakfast bar, space for an American-style fridge freezer, and two double glazed windows to the rear elevation. Opening through to the dining area and door leading to the utility room.

Utility Room

Fitted with tiled flooring and base units with worktop space over, incorporating a stainless steel sink unit

with mixer tap. Space and plumbing for a washing machine, tumble dryer, and dishwasher. Wall-mounted British Gas boiler. Double glazed window to the rear elevation, ceiling light point, and single panelled radiator. Doors lead to the rear garden, WC, and garage.

Downstairs W.C

Fitted with a low-level WC and wash hand basin with separate hot and cold taps. Featuring tiled flooring, partially tiled walls, single panelled radiator, ceiling light point, and a double glazed frosted window to the side elevation.

Dining Room

Featuring carpeted flooring, a double panelled radiator, and a ceiling light point. Sliding doors provide access to the conservatory, while double doors lead through to the lounge, creating a versatile entertaining space.

Sun Room

A bright addition to the home with tiled flooring, inset spotlights, and power points. Surrounded by UPVC double glazed windows, with double doors opening onto the rear garden and sliding doors leading back into the dining area.

First Floor Accommodation

With carpeted flooring, a single panelled radiator, and a ceiling light point. Provides access to all four bedrooms, the family bathroom, and a useful storage cupboard. Loft access.

Principle Bedroom

A spacious principal bedroom featuring a large double glazed window to the front elevation, allowing

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plenty of natural light. The room benefits from carpeted flooring, a double panelled radiator, and a ceiling light point. Built-in wardrobes provide ample storage, complemented by a fitted vanity unit. A door leads through to the en-suite.

En-Suite

Fitted with marble-effect tiled flooring and partially tiled walls. Comprising a shower cubicle with folding doors, wash hand basin set within a vanity unit with mixer tap, and low-level WC. Additional features include a heated towel rail, ceiling light point, and a circular double glazed frosted window to the front elevation.

Bedroom Two

Featuring a double glazed window to the front elevation, carpeted flooring, single panelled radiator, and ceiling light point. The room benefits from built-in wardrobes.

Bedroom Three

Featuring a UPVC double glazed window to the rear elevation, wood-effect laminate flooring, single panelled radiator, and ceiling light point. The room also benefits from built-in wardrobes and a vanity desk.

Bedroom Four

Featuring a double glazed window to the rear elevation, carpeted flooring, single panelled radiator, and ceiling light point. Built-in wardrobes with overhead storage.

Family Bathroom

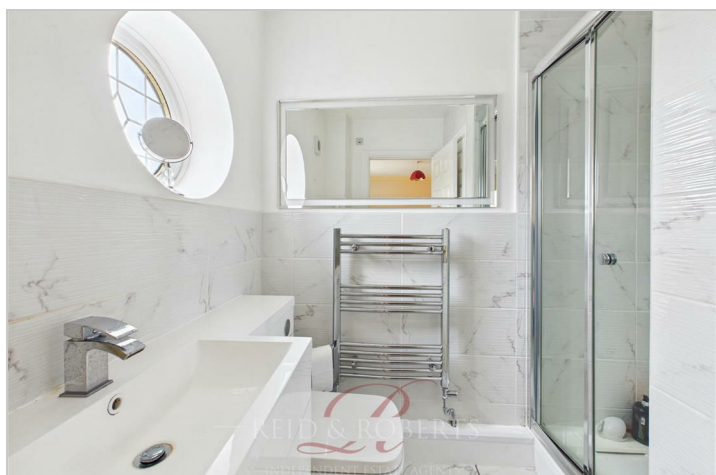
Fitted with a four-piece suite comprising a panelled bath with mixer tap and shower over with screen, wash hand basin with mixer tap, low-level WC, and additional bidet. Fully tiled walls and tiled flooring. Double glazed frosted window to the rear elevation, single panelled radiator, and ceiling light point.

Double Garage

Providing additional storage space with wall and base units, space for fridge and freezer, and housing the electric up-and-over door.

To The Rear

A well-presented rear garden mainly laid to lawn, complemented by a decked seating area ideal for outdoor dining and entertaining. The garden also features a variety of flowers and an attached storage shed, creating a pleasant and practical outdoor space.



Road Map



Hybrid Map



Terrain Map



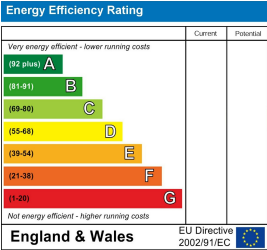
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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