

# Town & Country

Estate & Letting Agents

Maes Gwyrdd, Wrexham

Offers In Excess Of £290,000



Introducing this stunning new build property located at Maes Gwyrdd, Wrexham, boasting a modern kitchen, dining area, three bedrooms, one ensuite, and a family bathroom. This modern home offers an array of desirable features and a prime location that guarantees comfortable living. The open layout allows a seamless connection between the kitchen and dining area, making it a perfect setting for entertaining guests. The master bedroom comes with a private ensuite, providing a touch of luxury and convenience. Additionally, two well-appointed bedrooms offer versatility and comfort for family members or guests. A highlight of this charming home is its family bathroom, equipped with modern fixtures and finishes.

The garden provides a serene escape where you can enjoy quality time with loved ones. The patio area is ideal for entertaining guests or outdoor gatherings, adding to the property's appeal. Furthermore, this property comes with a garage, offering a secure parking space and additional storage for your convenience. Situated in the sought-after area of Gwersyllt, Wrexham, residents will enjoy easy access to various amenities, schools, and transportation links. Whether you seek a tranquil retreat or a bustling social life, this newbuild property offers the best of both worlds.

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TEL: 01978 291345



## Location



## Entrance Hall

7'10" x 8'6"

The property is entered through a composite double glaze front door opening to porcelain tiled flooring, a radiator and stairs rising to the first floor accommodation with a storage cupboard below. Doors off open to the kitchen/diner, the living room and cloakroom WC.



## Cloakroom WC

7'2" x 3'3"

With a continuation of the porcelain tiled flooring from the entrance hall and an installed modern, dual flush, low-level WC and wash hand basin with vanity unit below. With a radiator, opaque window to the side elevation and sat within the ceiling are recessed downlights.



## Living Room

12'4" x 13'5"

Having a radiator, timber laminate flooring and French doors opening out to the rear gardens paved patio area.



## Kitchen/Living room

23'4" x 10'4"

This kitchen and dining area boasts a modern and elegant design with a range of light grey wall, base, and drawer units, all adorned with sleek stainless steel handles. The worksurfaces are finished with resin, providing a durable and stylish touch. A 1 1/2 bowl sink unit with an adjustable mixer tap and tiled splashback's add functionality and charm to the space. Having integrated stainless steel appliances, including a double oven, hob, and a stylish stainless steel and glass canopy extractor hood. Additional appliances such as the fridge/freezer, washing machine, and dishwasher have also been seamlessly integrated, ensuring a clutter-free and efficient cooking environment. To maintain a comfortable atmosphere, the room is equipped with two radiators. Natural light floods the room, as it features a double aspect with windows on both the front and rear elevations. Recessed downlights set within the ceiling. A composite double-glazed door offers easy access to the property's side elevation, enhancing the convenience and connectivity between indoor and outdoor spaces.



## First Floor Landing

A tall window facing the front elevation provides stunning views over the communal land, adding a touch of natural beauty to the area. Additionally, a window facing the side elevation ensures that the landing is well-lit throughout the day. The landing is equipped with a built-in cupboard that includes a heater and radiator, offering both storage space and a source of warmth, making it practical and functional. It also provides access to the loft, providing further storage options or potential for future expansion. From the landing, doors lead off to all three bedrooms, providing easy access to each room.



## Bedroom One

15'3" x 10'3"

With timber laminate flooring, adding a touch of warmth and elegance to the room's ambiance. A window to the rear elevation fills the space with natural light and a radiator providing adjustable heating options as needed. The master bedroom also offers a sense of privacy and convenience, as it has a door that opens directly to the ensuite shower room. The ensuite shower room is seamlessly connected to the master bedroom, enhancing its functionality and creating a private and exclusive area for the residents. This thoughtful design allows for easy access and ensures a comfortable and luxurious experience.



## Ensuite, Shower Room

With a modern double shower enclosure equipped with dual shower heads and a thermostatic shower. An extractor fan is installed above the shower to maintain a fresh and well-ventilated environment. The room features a dual flush, low-level WC, a stylish wash hand basin with a mixer tap and a chrome heated towel rail. The flooring is adorned with elegant porcelain tiles, which are also used for the partially tiled walls, creating a cohesive and sophisticated look. Recessed downlights set within the ceiling provide ample lighting while maintaining a sleek and uncluttered appearance. Privacy is ensured with an opaque window facing the rear elevation, allowing natural light to enter without compromising on comfort.



### Bedroom Two

10'9" x 9'5"

With timber laminate flooring adding a warm and natural touch to the room's décor. A radiator is installed to maintain a cosy temperature, ensuring a comfortable environment year-round. The room features a window facing the front elevation, offering picturesque views of the communal lawned area.



### Bedroom Three

10'8" x 6'6"

The third bedroom of this property is a cosy and comfortable space. It is adorned with timber laminate flooring, a radiator and a window facing the rear elevation providing views of the outdoor surroundings.



### Family Bathroom

7'9" x 5'9"

The family bathroom in this property offers a lovely and contemporary design. The suite includes a panelled bath with an electric shower and a protective screen, providing a luxurious and relaxing bathing experience. An extractor fan is installed above the bath, ensuring proper ventilation and a fresh atmosphere. The bathroom also features a dual flush, low-level WC, a stylish wash hand basin with a mixer tap and a chrome heated towel rail. Both the floor and partially tiled walls are adorned with porcelain tiles, creating a cohesive and sophisticated look. The window, facing the front elevation, allows natural light to fill the space, brightening up

the bathroom. To provide ample lighting, recessed downlights are set within the ceiling, giving the bathroom a sleek and uncluttered appearance.



### Externally

Externally, this property occupies a corner plot that has been landscaped, creating a picturesque and inviting exterior. The lawn gardens are beautifully maintained, providing a lush and green backdrop to the house. Well-stocked shrubbed beds add bursts of colour and texture, enhancing the overall charm of the outdoor space. Paved pathways have been thoughtfully laid out, guiding residents and guests along the side of the property. There is also a gated access that leads to the rear garden, ensuring convenience and security.



### Rear Garden

This well-maintained outdoor space is predominantly laid to lush green lawn, providing ample room for outdoor activities and relaxation. A paved pathway meanders through the garden, offering a delightful stroll through the serene surroundings. Interspersed throughout the garden are inviting patio areas, providing perfect spots for entertaining guests, or simply enjoying the fresh air. Well-stocked shrub borders add bursts of colour and texture, enhancing the overall aesthetic appeal of the garden. Thoughtful touches such as outside lighting have been installed, ensuring that the beauty of the garden can be appreciated even during the evening hours. Additionally, a power supply is conveniently available, making it easy to set up outdoor appliances or lighting as needed.



### Garage & Parking

Located to the rear of the property is a driveway for several vehicles which intern leads to the single garage with its pitched roof, power and light.

### Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

### To Make an Offer

If you would like to make an offer, please contact the office and one of the team will assist you further.

### Services

The agents have not tested any of the appliances listed in the particulars.

### Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345. Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

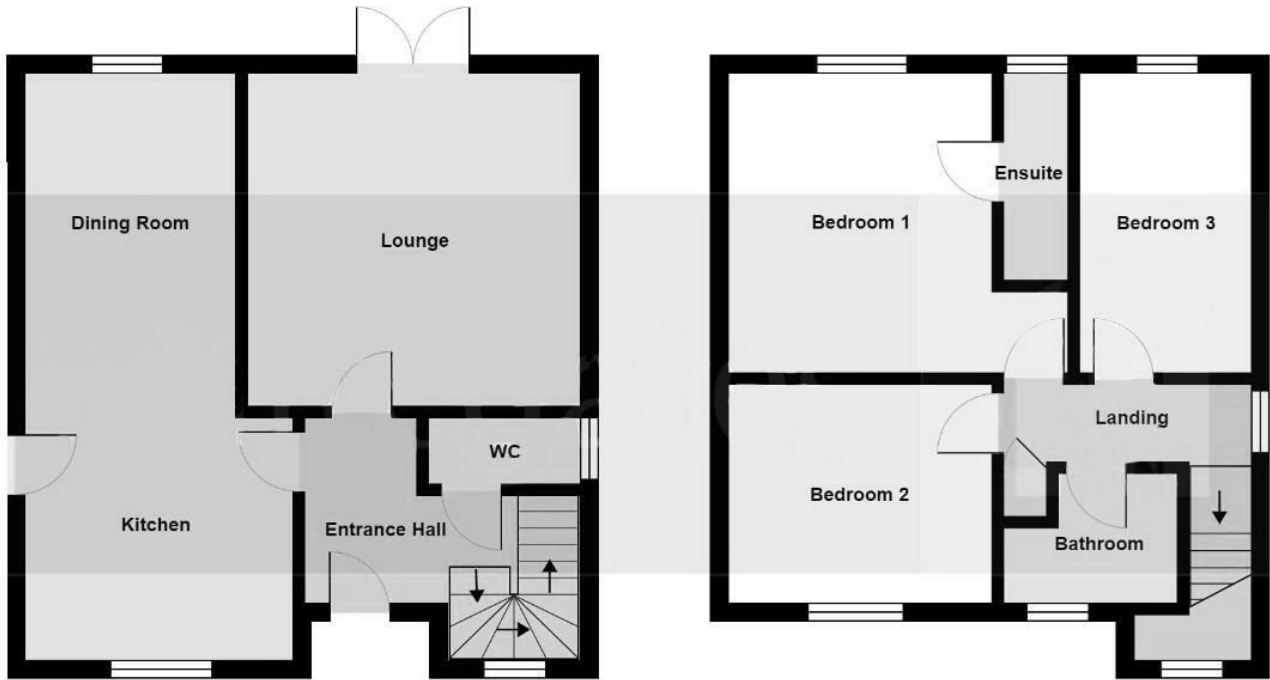
### Hours of Business

Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm

### Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

### Please Note



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 most 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	