

Town & Country

Estate & Letting Agents

Fontwell Close, Llwyn Onn Park, Wrexham

£375,000



Located in a quiet cul-de-sac forming part of this modern development on the outskirts of Wrexham, this beautifully presented, detached, family home offers light and spacious accommodation throughout benefiting from gas central heating, UPVC double glazing, and an internal accommodation that comprises an entrance hall, a spacious living room, dining room, a study, and a kitchen with utility room. The first-floor landing offers access to the family bathroom and to all four bedrooms the principal of which enjoys en-suite facilities.

Externally to the front of the property is tarmac and brick block off-road parking to the front of a double garage with gated side access leading to the rear garden which itself is beautifully presented predominantly laid to lawn with slate chip and shrub and planted borders along with pathways, patio area, access to a timber shed with cupboard storage area to the rear and having a substantial outside home office/workshop

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

Entrance Hall

7'6 x 10'6

The property is entered through a double-glazed composite front door which opens to timber laminate flooring, stairs off with spindle balustrade rising to the first-floor accommodation and oak internal doors opening to the cloakroom, WC, living room, study, dining room and kitchen.



Living Room

15'5 x 14'3

With a continuation of the timber laminate flooring from the entrance hall to a living room with a radiator, a patio door opening to the rear garden and central to the room is a living flame gas fire with stone hearth and surround.



Kitchen

15'4 x 11'8

Fitted with a range of grey fronted wall base and drawer units with wood affect work surface space incorporating a breakfast bar and tiled splashback housing stainless steel and half sink

unit with adjustable mixer tap. There is space for a range cooker with a stainless steel and glass extractor canopy above, beneath the breakfast bar is a radiator. The kitchen is a beautiful dual aspect room with windows facing both rear and side elevations and oak doors are opening to the utility room and the stairs storage cupboard.

Utility

6'6 x 4'8

With plumbing and space for a washing machine with worksurface above, space for an American style fridge freezer, wall mounted combi boiler (recently installed) and a double glazed back door off.



Dining Room

10'7 x 11'2

Having a window facing the front elevation with a radiator below.



Study

10 x 7'2

With a bay window facing the front elevation and a radiator below.



WC

First floor landing

With a banister and spindle balustrades and oak internal doors off opening to a built in shelved linen cupboard, and the family bathroom and all four bedrooms the principal of which enjoys en-suite facilities.



Bedroom One

13'6 x 11'9

With two built-in double wardrobes, a bay window facing the front elevation with a radiator below and a door opening to the en-suite shower room.



Bedroom Two

12'2 x 8'8

With a window to the front elevation and radiator below along with a built-in wardrobe with mirror fronted sliding doors.



Bedroom Three

9'8 x 8'3

Having a window face the rear elevation with a radiator below.



Bedroom Four

9'5 x 6'6

Windows to the rear elevation with radiator below.



Family Bathroom

5'6" x 6'8

A lovely contemporary white bathroom suite installed with a tile panel bath with waterfall style mixer tap with shower extension and protective glass screen, a dual flush low level WC, a wash hand basin again with a waterfall mixer tap with vanity unit below, heated towel rail, partially tiled walls and ceramic tiled floor with an extractor fan and an opaque window facing the rear elevation



En-suite

Installed with a separate shower enclosure with panel walls and dual thermostatic shower, a pedestal wash hand basin with tiled splashback, a low level WC, radiator, extractor fan and opaque window facing the front elevation.



Rear Garden

A beautifully tended rear garden with paved patio and pathways, predominantly laid to lawn with slate chip and shrub and planted beds and borders, and outside light and water supply enclosed by a series of timber fence panels towards the rear timber summer house. The garden has timber shed measuring 14ft'x6ft' with a covered storage area to the rear.

Garage

16'11 x 16'6

Entered through an electric open over door opening to a double garage with power and light, a window to the rear and rear pedestrian door access.

Workshop/Home Office

21'10 x 8'5

Access either through double timber doors or through a rear pedestrian access door and having power and light along with recessed downlights set within the ceiling.

Services

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

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 a member of our team who will assist you further.

Hours of Business

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



Ground Floor
 Approx. 113.7 sq. metres (1223.7 sq. feet)

Total area: approx. 167.1 sq. metres (1799.0 sq. feet)

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.

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