

# Town & Country

Estate & Letting Agents

Cedar Close, Wrexham

£350,000



Situated within a quiet cul-de-sac within this ever desirable suburb of Wrexham offering easy access to the city Centre, local motorway networks and a host of amenities and facilities this light and spacious four bedroom family home enjoys the benefit of UPVC double glazing along with gas central heating, and in brief comprises an entrance hall with cloakroom WC off, a spacious living room, dining room, and L shaped conservatory and a modern fitted kitchen. The first floor landing allows access to the family bathroom and to all four bedrooms, the principle of which has a built in wardrobe and enjoys ensuite facilities. Externally to the front of the property is printed concrete off-road parking position to the front of the garage and alongside a predominantly lawned garden. Timber gated access leads to a general size rear garden predominantly laid along with a paved patio area and enclosed by a series of timber fence panels.

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## Externally Front

To the front of the property is a lawned garden with a shrub borders and brick boundary wall along with printed concrete off-road parking for several vehicles, double timber side access leading to the rear garden and an outside light.

## Entrance Hall

A composite double glazed front door opens to timber laminate flooring, a radiator, stairs off with an oak banister rising to the first floor accommodation with a storage cupboard below. Recessed downlights set within the ceiling, glazed doors open to the lounge and kitchen and a third door opens to the WC.

## Cloakroom WC

Installed with a low-level WC and vanity unit with wash hand basin and mixer tap, a high-level window faces the front elevation and set within the ceiling is a recessed downlight.



## Lounge

18'4 x 17'

A spacious lounge with two windows facing the front elevation, two radiators, timber laminate flooring, a wall mounted electric fire and glazed double doors opening to the dining room.



## Dining Room

17'5 x 8'5

With a continuation of the laminate flooring from the living room, with a radiator, a doorway leading to the kitchen and UPVC double glazed French doors opening to the conservatory.



## Conservatory

18'4 x 14'1 max

A large L shaped conservatory with a radiator, ceramic tile floor and constructed of a low brick wall with UPVC double glazed frame with ceiling fan light and French doors opening to the rear garden.



## Kitchen

15'9 x 8'5

A lovely contemporary gloss grey fitted kitchen with wall, base and drawer units along with complementary Quartz work surfaces and risers with an inset resin one and a half bowl sink unit with boiling water mixer tap. Integrated appliances include a stainless steel oven, microwave and combination grill, electric induction hob with sloped stainless steel extractor hood above. Space for an American style fridge freezer, and plumbing for a washing machine and dishwasher. The flooring is ceramic tile with anthracite contemporary radiator, a window facing the rear garden and a UPVC double glazed door opening to the property side elevation.

## First Floor Landing

With access to the loft, a built-in shelved linen cupboard with radiator, doors off to the family bathroom and to all four bedrooms, the principle of which has ensuite facilities



## Principle Bedroom

17'10 x 11'3

A spacious double bedroom with windows facing the front elevation, a radiator, recessed downlights and a built-in wardrobe and a door opening to the ensuite shower room



## Bedroom Two

17'5 x 8'8

Another spacious bedroom with two windows facing the rear elevation and a radiator



## Bathroom

Bathroom is installed with a white three-piece suite comprising a panel bath with mixer tap and duel head thermostatic shower above, dual flush low level WC countertop mounted wash hand basin with mixer tap, fully tiled walls with a heated towel rail and opaque window to the rear elevation, timber laminate flooring and set within the ceiling are recessed downlights.



## En Suite Shower Room

Installed with a contemporary white three-piece suite comprising an oversized shower enclosure with thermostatic shower and extractor above, a dual flush low level WC and pedestal wash hand basin, partially tiled walls with a heated towel rail and an opaque window facing the side elevation.



## Bedroom Three

11'6 x 8'4

Having a built in deep over stair storage cupboard, a window to the front elevation of the radiator below.

## Bedroom Four

8'6 x 7'5

window to the rear elevation with the radiator below.

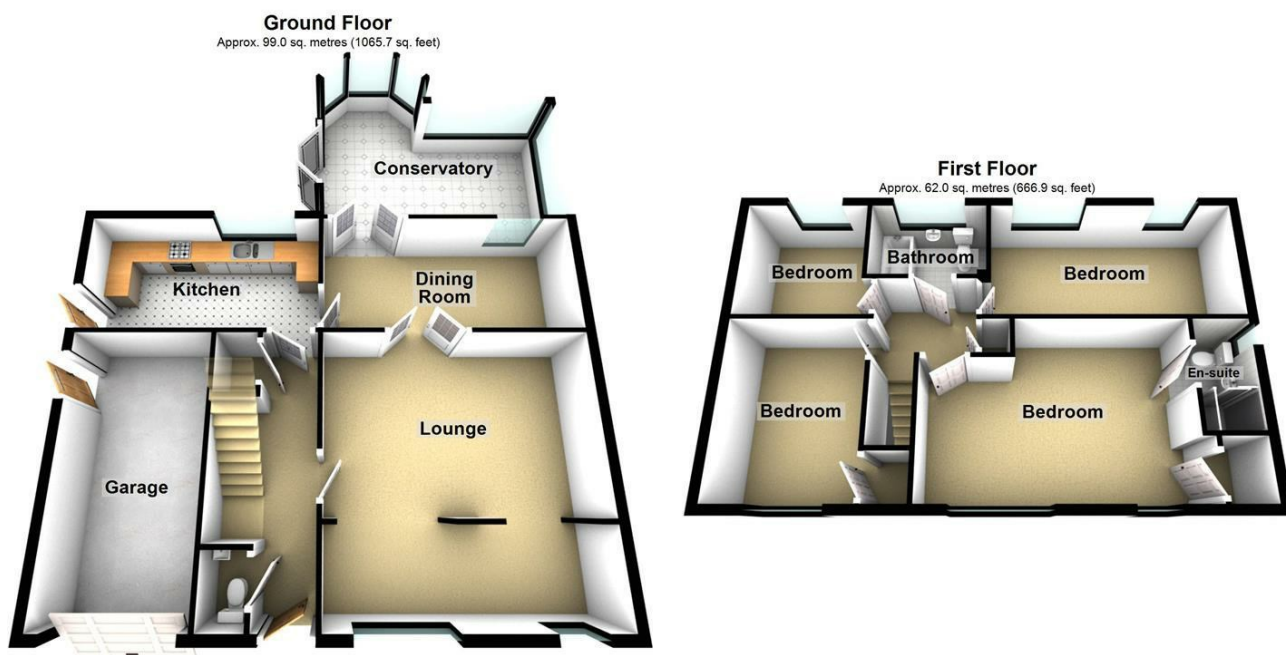


## Rear Garden

Predominantly laid to lawn with shrub border to the rear, a paved patio area and outside water supply all of which is enclosed by a series of timber fence panels.

## Garage

With an up and over garage door, power and light and wall mounted Worcester boiler. A UPVC door allows side access.



Total area: approx. 161.0 sq. metres (1732.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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