

# Town & Country

Estate & Letting Agents

Maes Gwyrdd, Gwersyllt, Wrexham

£330,000



Situated within a modern and sought-after residential development, this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation ideal for modern family living. Conveniently located for access to Wrexham city centre, local amenities, schools, and excellent motorway links, the property benefits from gas central heating and UPVC double glazing throughout.

The accommodation briefly comprises an inviting entrance hall with cloakroom WC, a spacious bay-fronted living room, and an impressive open-plan kitchen/dining/sitting room fitted with contemporary gloss units and a range of integrated appliances, together with French doors opening onto the rear garden. A separate utility room provides additional practicality.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and en-suite shower room, together with a modern four-piece family bathroom.

Externally, the property enjoys attractive front gardens, off-road parking, and side access leading to the enclosed south-westerly facing rear garden with patio seating areas and lawn. The property also benefits from a single garage with power and lighting, along with tandem parking to the front.

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## DESCRIPTION

A beautifully presented four-bedroom detached family home located within a modern development, offering spacious and versatile accommodation including a bay-fronted living room, stunning open-plan kitchen/dining/sitting room, utility room, en-suite principal bedroom, south-westerly facing rear garden, garage, and tandem parking.



## LIVING ROOM

18'5" x 11'6"

A spacious reception room featuring woodgrain-effect laminate flooring and a bay window to the front elevation with radiator below.



## LOCATION

22 Maes Gwyrdd enjoys a pleasant position within a modern residential development on the outskirts of Wrexham. The property is conveniently situated for access to Wrexham city centre, a range of local schools, supermarkets, and everyday amenities, together with excellent road connections to the A483 and wider motorway network, making it ideal for commuters. The surrounding area also offers a variety of countryside walks and recreational facilities nearby.

## ENTRANCE HALL

11'7" x 8'4" max

The property is entered through an opaque composite double glazed door opening into the entrance hall, which features woodgrain-effect laminate flooring, a cloaks cupboard, and stairs rising to the first-floor accommodation with a useful storage cupboard below. Doors lead off to the cloakroom WC, living room, and kitchen/dining/sitting room.



## CLOAKROOM WC

3'7" x 5'7"

Fitted with a ceramic tiled floor, opaque window to the front elevation, and a column-style radiator. Installed with a dual flush low-level WC and a vanity unit housing a wash hand basin with mixer tap.



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## UTILITY

5'5" x 5'4"

Fitted with matching wall and base units to the kitchen together with work surface space incorporating an inset stainless steel single drainer sink unit with mixer tap and tiled splashback. There is space and plumbing for a washing machine, radiator, extractor fan, ceramic tiled flooring, and an opaque composite double glazed external door.

## FIRST FLOOR LANDING

With access to the loft space, radiator, built-in shelved storage cupboard, and doors leading to all four bedrooms and the family bathroom.



## FAMILY BATHROOM

7'6" x 5'3"

Appointed with a ceramic tiled floor and partially tiled walls together with a chrome heated towel rail. An opaque window faces the rear elevation, whilst recessed ceiling downlights and an extractor fan are fitted overhead.

The suite comprises a panelled bath with mixer tap and shower attachment, shower enclosure with electric shower, dual flush low-level WC, and wall-mounted wash hand basin.

## KITCHEN/DINING ROOM

24'2" x 11'0"

A superb open-plan room fitted with ceramic tiled flooring throughout, two radiators, and recessed ceiling downlights. Two windows overlook the rear elevation, whilst UPVC double glazed French doors open onto the rear patio area.

The kitchen is fitted with a range of attractive gloss cream wall, base and drawer units complemented by stainless steel handles and work surface space incorporating an inset stainless steel one-and-a-half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel double oven, four-ring gas hob with extractor hood, dishwasher, and fridge/freezer. A breakfast bar provides additional seating and preparation space.

A door leads to the utility room.





## PRINCIPAL BEDROOM

13'8 x 11'3

Featuring a bay window to the front elevation with radiator below, built-in double wardrobe, and door leading to the en-suite shower room.



## EN-SUITE SHOWER ROOM

7'9 x 4'1

Installed with an oversized shower enclosure with thermostatic shower, dual flush low-level WC, and wall-mounted wash hand basin. The room features ceramic tiled flooring, partially tiled walls, chrome heated towel rail, opaque window to the side elevation, recessed ceiling downlights, and extractor fan.



## BEDROOM TWO

13'4 x 8'6

Fitted with a range of wardrobes with stainless steel handles together with a window to the front elevation and radiator below.



## BEDROOM THREE

11'9 x 8'5

Having a window to the rear elevation with radiator below.



## BEDROOM FOUR

7'8 x 7'3

With window to the rear elevation, radiator below, and built-in double wardrobe with sliding mirrored doors.



## EXTERNALLY

To the front of the property is an off-road parking space alongside well-tended lawned gardens with slate chip and shrub beds and borders. Timber side access leads to the rear garden. Above the front door is a canopy porch with a courtyard light positioned to the left-hand side. The rear garden enjoys a south-westerly facing orientation and features paved pathways and patio areas together with outside lighting and water supply. The garden is predominantly laid to lawn and enclosed by a combination of timber fence panels and brick walling. Access can also be gained to the garage and the tandem parking area positioned in front.



## GARAGE

A single semi-detached garage with up-and-over garage door, power and lighting, pitched roof, and side access door. Tandem parking for two vehicles is positioned to the front of the garage.

## Services (Wrexham)

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

Tenure: Freehold

Council Tax Band E - £2,800 (25% discount is available for single occupants)

Annual Maintenance Fee - £255.00 (can be paid in monthly instalments)

## Viewings (Wrexham)

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

## To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

## Mortgage Advice (Wrexham)

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.

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.

