Town & Country

Estate & Letting Agents

Drws y Coed, Wrexham

£475,000









This light, spacious and significantly extended four-bedroom detached family home occupies a desirable position within one of Wrexham's most sought-after residential areas, backing directly onto the woodland of Erddig Park. Benefiting from gas central heating and uPVC double glazing, the accommodation briefly comprises an inviting entrance hall, cloakroom/WC and an impressive living room with a vaulted ceiling and glazed oak doors leading into a beautifully appointed kitchen/breakfast room. The kitchen features attractive Shaker-style units, granite work surfaces and a central island, with an open walkway connecting to the sitting/dining room overlooking the rear garden. A fitted study, utility room and versatile music/playroom complete the ground-floor accommodation. The first-floor landing provides access to a generously proportioned principal bedroom with fitted furniture and an en-suite shower room. There are three further bedrooms and a family bathroom fitted with a traditional-style white suite. Externally, the property has an attractive lawned and shrub garden to the front, together with extensive block-paved off-road parking and access to the single garage. Gated access extends along the side of the house to the beautifully presented, south-facing rear garden. Predominantly laid to lawn, the garden features well-stocked borders, two paved patio areas and pathways, together with a gated entrance opening directly onto the woodland beyond.

Early viewing is highly recommended to fully appreciate the size, versatility, setting and presentation of this outstanding family home.

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DESCRIPTION

A beautifully presented and significantly extended four-bedroom detached family home occupying a sought-after position in Coed-y-Glyn, backing directly onto the woodland of Erddig Park.

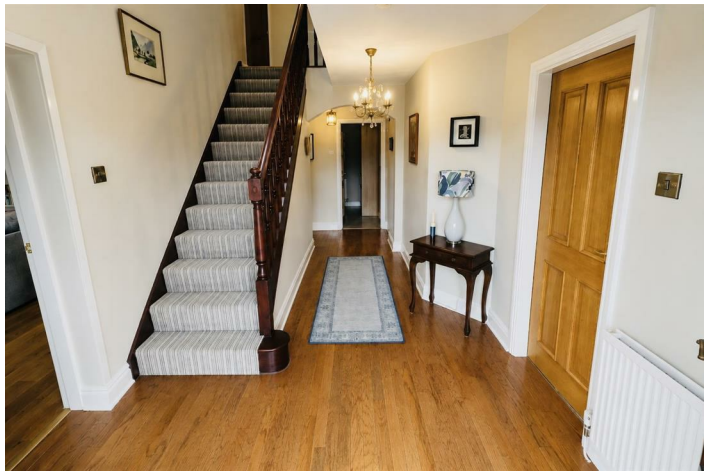
The spacious accommodation includes an impressive vaulted living room, a stylish Shaker-style kitchen/breakfast room with a central island, a sitting/dining room, music/playroom, fitted study and utility room. Upstairs are four bedrooms, including a generous principal bedroom with an en-suite shower room, together with a family bathroom.

Outside, the property offers extensive block-paved parking, a single garage and an attractive south-facing rear garden with two patio areas and gated access to the adjoining woodland. Viewing is highly recommended.



LOCATION

Coed-y-Glyn is an established and highly regarded residential area on the southern side of Wrexham, particularly well placed for access to the city centre and the surrounding road network. The area combines convenient access to shops, schools and everyday amenities with an attractive setting beside the historic Erddig estate and its extensive parkland and woodland walks. Wrexham Central and Wrexham General railway stations are also within easy reach, while the A483 provides convenient connections towards Chester, Oswestry and the wider North Wales region. This appealing location is ideally suited to buyers seeking a balance of city convenience, family-friendly surroundings and access to open countryside.



ENTRANCE HALL

19'0 x 8'3

The property is entered through an opaque, leaded and timber-panelled front door, which opens into an inviting entrance hall featuring beautiful stripped wood flooring. Further features include a radiator and a staircase rising to the first-floor accommodation, with spindle balustrades and a useful storage cupboard beneath. Light oak doors provide access to the cloakroom/WC, living room, kitchen, study, music/playroom and utility room.





CLOAKROOM/WC

6'9 x 3'3

Appointed with a modern vanity unit incorporating a wash hand basin with mixer tap and a matching dual-flush, low-level WC. The room has ceramic tiled flooring, fully tiled walls, a chrome heated towel rail, extractor fan and an opaque window to the front elevation.



LIVING ROOM

19'7 x 11'9

An impressive reception room featuring engineered light oak flooring, two windows overlooking the front elevation and an exposed stone feature wall incorporating a living-flame, coal-effect gas fire. The room also benefits from an attractive timber-panelled vaulted ceiling, overlooked by the first-floor galleried landing. Glazed double doors open into the kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM

19'5 x 12'5

The kitchen is fitted with an extensive range of attractive Shaker-style wall, base and drawer units, complemented by a glazed display cabinet, stainless steel handles and granite work surfaces. A matching central island incorporates a breakfast bar and provides additional storage and preparation space. There is space for a range-style cooker with an extractor hood above, together with an integrated dishwasher, fridge and freezer. Additional features include slate flooring, two radiators, a window overlooking the rear garden and recessed ceiling spotlights. An opaque composite double-glazed door opens to the side elevation, while a wide opening connects the kitchen to the sitting/dining room.







SITTING/DINING ROOM

14'4 x 10'4

A versatile reception area with a vaulted ceiling and recessed spotlights. Two windows overlook the rear garden and have radiators positioned beneath. Wood-grain-effect Karndean flooring extends throughout, while uPVC double-glazed French doors open onto the rear garden's paved patio area.



MUSIC/PLAYROOM

15'2 x 10'0

A spacious and adaptable room featuring a continuation of the stripped wood flooring from the entrance hall. The room has a radiator and two sets of uPVC double-glazed French doors opening onto the paved patio and rear garden, making it ideal for use as a playroom, music room or additional family room.



STUDY

7'2 x 6'6

Featuring wood-grain-effect laminate flooring, a radiator and two sets of fitted floor-to-ceiling shelving. The room also benefits from additional alcove shelving and a fitted desk, all finished in an attractive light wood-grain effect.



UTILITY

6'7 x 4'5

Fitted with light wood-grain-effect wall, base and drawer units, complemented by work surfaces and space and plumbing beneath for a washing machine. The room has ceramic tiled flooring, a ceiling-mounted extractor fan and an internal door providing access to the garage.

FIRST FLOOR LANDING

The first-floor landing features spindle balustrades overlooking the vaulted living room below, creating an attractive galleried effect. Doors provide access to all four bedrooms and the family bathroom.



PRINCIPAL BEDROOM

19'0 x 14'0

A generously proportioned principal bedroom featuring engineered light oak flooring, two windows overlooking the front elevation and a radiator. The room is fitted with an extensive range of wardrobes, a corner unit, bedside cabinets and a dressing table. A light oak door opens into the en-suite shower room.



EN-SUITE SHOWER ROOM

7'7 x 6'7 (max)

Beautifully appointed with porcelain tiled flooring and fully tiled walls. The suite comprises a separate shower enclosure with a dual-head thermostatic shower, a dual-flush low-level WC and a light wood-grain-effect vanity unit incorporating a wash hand basin, with a mirror above. Further features include a chrome heated towel rail, extractor fan and an opaque window to the front elevation.



BEDROOM TWO

13'3 x 11'6

A spacious double bedroom with light wood-grain-effect laminate flooring, two windows overlooking the rear elevation and a radiator. One wall is fitted with an extensive range of dark wood-grain-effect wardrobes featuring stainless steel handles.



BEDROOM THREE

10'4 x 10'0

Featuring light wood-grain-effect flooring, a window overlooking the rear elevation and a radiator. The room also benefits from a fitted triple-door wardrobe with shelving and a low-level storage cabinet.



BEDROOM FOUR

9'3 x 8'7

A well-proportioned fourth bedroom featuring light wood-grain-effect flooring, a window overlooking the rear elevation and a radiator.



FAMILY BATHROOM

7'2 x 6'6

The family bathroom is fitted with a traditional-style three-piece white suite comprising a panelled bath with a Victorian-style mixer tap and handheld shower attachment, together with an additional electric shower and protective glazed screen. There is also a low-level WC and a pedestal wash hand basin. Additional features include ceramic tiled flooring, fully tiled walls, a column-style radiator with an integrated heated towel rail and an opaque window.

GARAGE

16'4 x 10'6

Accessed from the front via an up-and-over garage door. The garage has power and lighting, houses the Worcester wall-mounted gas central heating boiler and can also be accessed internally from the utility room.



EXTERNALLY

The front of the property features an attractive lawned garden

with established shrubs, complemented by extensive block-paved off-road parking for several vehicles. Decorative iron gates to the left-hand side of the residence provide access to the rear garden. A canopy extends above the front entrance door, with a courtesy light positioned to the right. The beautifully presented, south-facing rear garden enjoys a particularly attractive setting, backing directly onto the woodland of the Erddig Park estate.
Predominantly laid to lawn, the garden has well-stocked borders containing a variety of established plants, shrubs and trees. Two paved patio areas provide excellent spaces for outdoor seating, dining and entertaining, with matching pathways connecting the different parts of the garden. Further features include exterior lighting, an outside water supply and boundaries formed by concrete posts with timber fence panels. A timber gate at the rear provides direct access to the adjoining woodland.



Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.
Tenure: Freehold
Council Tax Band F (£3,168)

Viewings (Wrexham)

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

To Make an Offer (Wrexham)

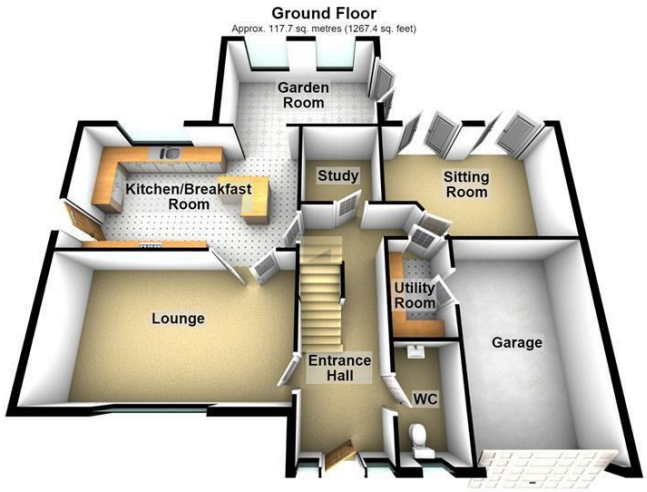
If you would like to make an offer, please contact a member of our team who will assist you further.

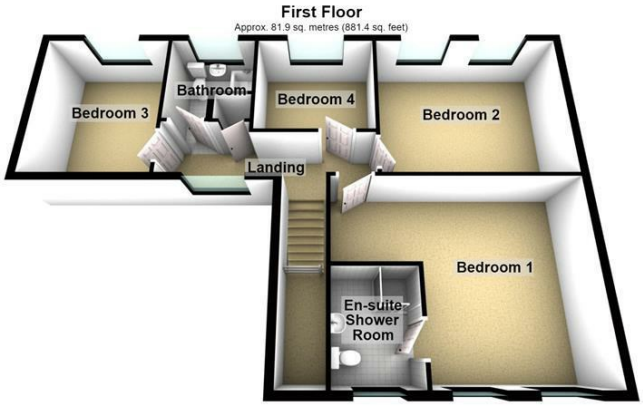
Mortgage Advice (Wrexham)

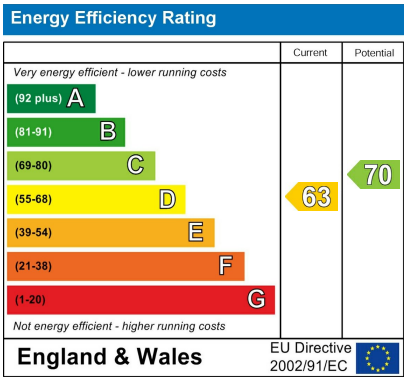
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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.

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