Town & Country

Estate & Letting Agents

Ffordd Tudno, Wrexham

£490,000









Set in a quiet cul-de-sac with an outlook towards parkland, this spacious detached family home occupies a generous plot with ample off-road parking and a double garage. The ground floor offers a welcoming entrance hall, cloakroom WC, substantial dual-aspect living room, sitting room, dining room, L-shaped kitchen/breakfast room, snug and utility room.

Upstairs, the principal bedroom has fitted furniture and an en-suite shower room. Three further double bedrooms, a family bathroom and a separate WC complete the accommodation. Outside, established front and rear gardens feature lawns, mature planting and a large block-paved patio.

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DESCRIPTION

A spacious four-bedroom detached home in a quiet cul-de-sac, overlooking parkland and set within generous, established gardens. Features include three reception rooms, a kitchen/breakfast room, snug, utility room, principal bedroom with en-suite, double garage and ample off-road parking.



LOCATION

Situated on Ffordd Tudno in Wrexham, the property enjoys a residential cul-de-sac setting with an outlook towards parkland. Wrexham's shops, services and leisure facilities are within easy reach.



ENTRANCE HALL

11'8 x 11'8

A glazed front door opens into the entrance hall, which has light oak flooring, a full-height window to the front elevation and a full-height glazed panel overlooking the dining room. Stairs rise to the first floor. A door leads to the living room, while an open doorway leads to the inner hall.



LIVING ROOM

14'5" x 25'4"

A spacious reception room with light oak flooring and a full-height double-glazed window to the front elevation. Patio doors open onto the block-paved area of the rear garden. A living-flame gas fire sits within a Portuguese stone Adam-style surround. Doors lead to the dining room and sitting room.



SITTING ROOM

17'6 x 10'9

With light oak flooring, double-glazed windows to the front and rear elevations, and a patio door opening to the rear garden. The room also features a living-flame gas fire with a marble hearth.

INNER HALLWAY

6'6 x 4'7

With light oak flooring and doors to the cloakroom WC, heating cupboard and dining room. A glazed door leads to the kitchen.



CLOAKROOM/WC

4'5 x 4'5

Fitted with a low-level WC and wash hand basin. The room has a ceramic tiled floor, fully tiled walls and a high-level window to the front elevation.



DINING ROOM

12'3 x 11'9

With light oak flooring, a wood-panelled ceiling and a patio door opening to the rear garden.



KITCHEN/BREAKFAST ROOM

13'8 x 20'5

An L-shaped room with windows to the front and rear elevations and woodgrain-effect laminate flooring. The kitchen is fitted with a range of wall, base and drawer units, work surfaces and a stainless steel one-and-a-half-bowl sink with mixer tap. There is space for a range cooker beneath an extractor hood, space and plumbing for a washing machine, and housing for a microwave. Further features include tiled walls, recessed ceiling downlights and a glazed door to the side hall.

SIDE HALLWAY

7'9 x 6'3

Entered through an obscure-glazed uPVC front door with a side panel. The hall has ceramic tiled flooring, a cloak cupboard and doors to the garage, utility room and snug.



SNUG

15'0 x 10'7

With woodgrain-effect laminate flooring, two uPVC double-glazed windows to the rear elevation and a wall-mounted electric heater.



UTILITY ROOM

12'0 x 8'3

Fitted with wall and base units, a stainless steel single-drainer sink, and space and plumbing for a washing machine. The room has ceramic tiled flooring and tiled walls. A uPVC double-glazed window overlooks the rear garden, and an obscure-glazed uPVC door provides access outside.

DOUBLE GARAGE

17'7 x 15'5

Accessed from the front via an up-and-over door. The garage has power, lighting, a uPVC double-glazed window to the rear and a separate rear entrance door.



FIRST FLOOR LANDING

Doors lead to four bedrooms, the family bathroom and a separate WC. A built-in cupboard houses a Worcester boiler.



PRINCIPAL BEDROOM

14'7 x 14'0 (max)

With a uPVC double-glazed window to the rear elevation and fitted furniture comprising wardrobes with mirrored inserts, drawers, bedside cabinets and an over-bed storage canopy. A door leads to the en-suite shower room.



EN-SUITE SHOWER ROOM

Fitted with an oversized shower enclosure with a glass screen and dual-head thermostatic shower. A vanity unit with a woodgrain-effect work surface houses a wash hand basin with mixer tap. The room has tiled walls and a window to the front elevation.



BEDROOM TWO

13'6 x 12'2 (max)

Fitted with two double wardrobes with overhead storage and a dressing table with mirror. A window faces the rear elevation.



BEDROOM THREE

13'6 x 10'2

Fitted with wardrobes and overhead storage. A window to the front elevation looks towards the cul-de-sac and parkland.



BEDROOM FOUR

12'0 x 10'1

With a window to the rear elevation and fitted woodgrain-effect wardrobes with overhead storage.



FAMILY BATHROOM

6'0 x 8'6

Fitted with a wide panelled bath with a Victorian-style mixer tap and handheld shower attachment, a wall-mounted wash hand basin with mixer tap, and a separate shower enclosure with thermostatic shower. The room has ceramic tiled flooring, fully tiled walls and windows to the front elevation.



EXTERNALLY

The property stands in a quiet cul-de-sac with an outlook towards parkland. To the front, there is ample off-road parking and turning space in front of the double garage, together with a lawn and established borders planted with shrubs and trees.

Access on either side of the house leads to the enclosed rear garden. Predominantly laid to lawn, it has mature planting, hedged boundaries and a large block-paved patio immediately behind the house. A concrete area behind the garage accommodates a greenhouse. An outside water supply is also provided.

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.
Tenure: Freehold
Council Tax Band G - £3,655.00

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.

Property Particulars Disclaimer

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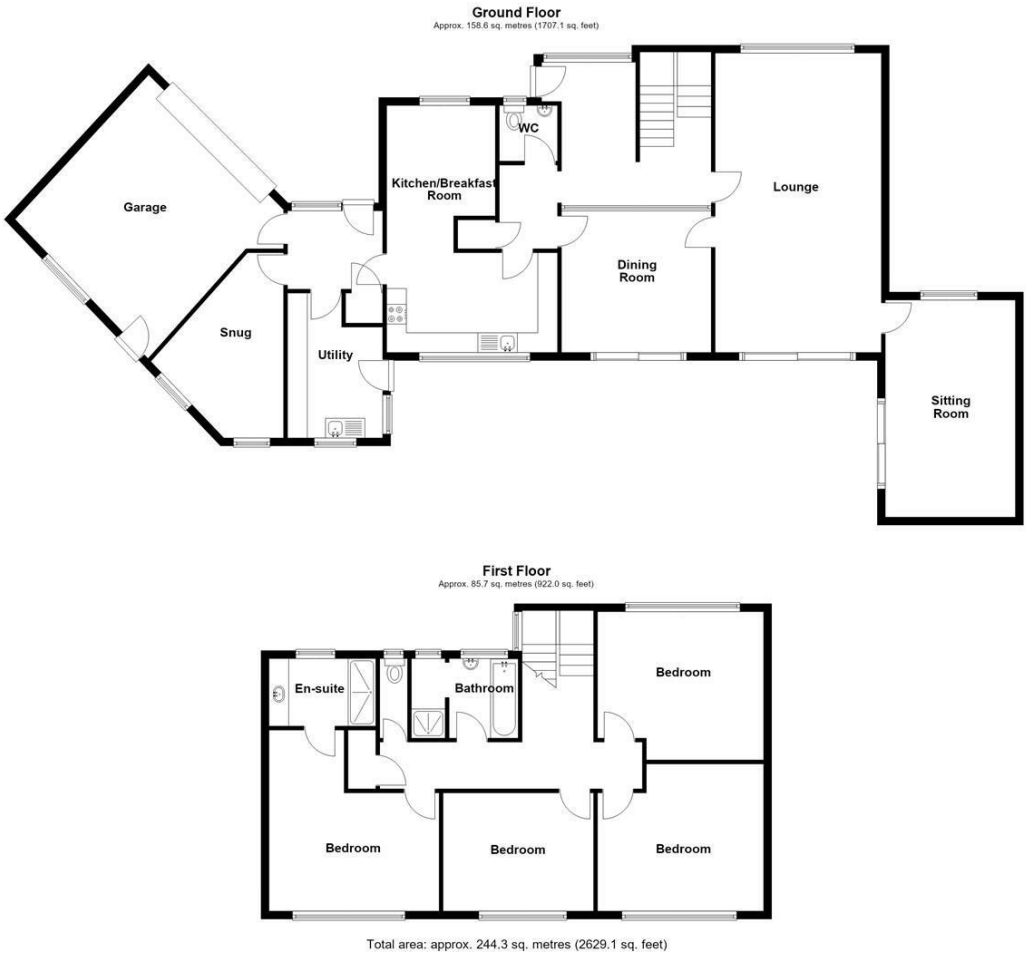
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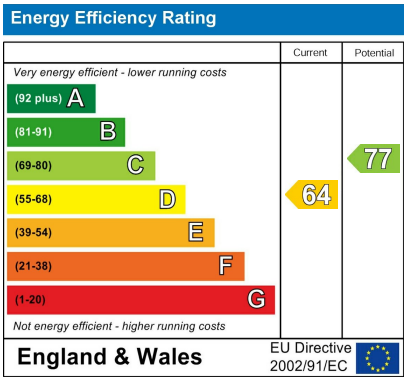
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Total area: approx. 244.3 sq. metres (2629.1 sq. feet)



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