Town & Country

Estate & Letting Agents

Greenaway Drive, Wrexham

£420,000









An exceptional and beautifully appointed six bedroom detached family home, located within a sought-after residential development in Brymbo. Arranged over three floors, this impressive property offers spacious and versatile living accommodation, including three reception rooms and a stylish contemporary kitchen complete with quartz worktops, breakfast bar and integrated appliances. The property further benefits from six generously sized bedrooms, two en-suite shower rooms and a modern family bathroom. Additional features include underfloor heating to the kitchen and main lounge, built-in storage, uPVC double glazing and an enclosed rear garden. Perfectly suited to growing families, this superb home combines generous living space with a convenient location within easy reach of Wrexham.

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

TEL: 01978 291345

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DESCRIPTION

An impressive and beautifully presented six bedroom detached family home, situated within a popular residential development in Brymbo. Offering spacious accommodation across three floors, the property boasts three versatile reception rooms, a stunning contemporary kitchen with quartz worktops, breakfast bar and integrated appliances, six well-proportioned bedrooms, two en-suite shower rooms and a modern family bathroom. Further benefits include underfloor heating to the kitchen and main lounge, built-in storage, uPVC double glazing and an enclosed rear garden. Ideally suited to growing families seeking generous, versatile accommodation within easy reach of Wrexham



LOCATION

Situated in the popular residential area of Brymbo, the property enjoys a convenient location within easy reach of Wrexham city centre. The area benefits from local amenities, schools and nearby countryside walks, while excellent road links via the A483 provide convenient access to Chester and the surrounding areas.

ENTRANCE HALL



SNUG/LIVING ROOM

9.21' x 10.50'

A versatile reception room featuring attractive walnut-coloured engineered oak flooring, which continues seamlessly from the entrance hallway. A uPVC double-glazed window overlooks the front elevation, with a radiator positioned beneath. This welcoming space offers flexibility for use as a separate sitting room, snug, playroom or home office.



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DINING AREA

13.59' x 10.92'

A generously proportioned dining room featuring attractive walnut-coloured engineered oak flooring, creating a seamless continuation from the adjoining accommodation.

A uPVC double-glazed window overlooks the front elevation, with a large radiator positioned beneath. The room provides ample space for a family dining table, making it ideal for both everyday meals and entertaining guests.

The staircase rises from this area, while several internal doors provide convenient access to the adjoining reception rooms and accommodation.



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LIVING ROOM

16.71' x 11.92'

A spacious, light and airy main living room, beautifully finished with contemporary white gloss floor tiles.

Large uPVC double-glazed patio doors open directly onto the rear garden, while an additional uPVC double-glazed window allows further natural light to fill the room.

An attractive electric fireplace with a decorative surround creates an appealing focal point, making this an ideal setting for relaxing with family or entertaining guests. The room also benefits from underfloor heating, providing additional comfort.

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KITCHEN

The kitchen features sleek grey gloss cabinetry complemented by luxurious quartz worktops, creating an elegant and sophisticated finish. Contemporary grey floor tiles incorporate underfloor heating, providing additional comfort throughout the space. The kitchen benefits from an excellent range of integrated appliances, including a double oven, microwave, dishwasher and wine cooler. A gas hob is complemented by a matching quartz splashback, creating a seamless continuation of the surrounding work surfaces. Dedicated housing is also provided for an American-style fridge-freezer.

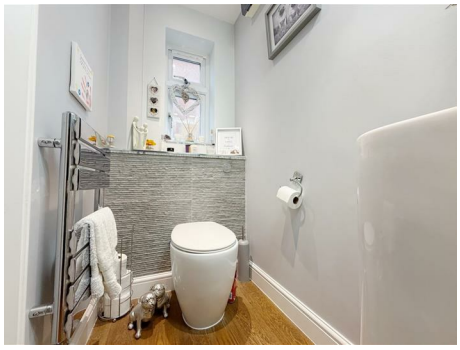
A Worcester combination boiler is neatly concealed within a kitchen cupboard. Natural light floods the room through a skylight window, while large uPVC double-glazed patio doors provide direct access to the rear garden, creating an excellent connection between the indoor and outdoor living spaces. A further uPVC double-glazed window overlooks the side elevation, with recessed spotlights providing additional illumination.



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DOWNSTAIRS W/C

4.75' x 3.33'

A conveniently positioned ground-floor WC featuring walnut-coloured engineered oak flooring, continuing seamlessly from the adjoining accommodation.

The room is fitted with a modern wall-mounted washbasin and WC, complemented by contemporary wall tiling around the sanitary fittings. Additional features include a radiator positioned to the left and an opaque uPVC double-glazed window, providing natural light and privacy.



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FIRST FLOOR LANDING



MAIN BEDROOM

9.85' x 11.20'

An attractive and generously proportioned main bedroom featuring beige carpeting and a large uPVC double-glazed window overlooking the rear garden, with a radiator positioned

beneath. The room benefits from two built-in double wardrobes, providing excellent storage, together with the added luxury and convenience of a private en-suite shower room.



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EN-SUITE

A contemporary en-suite shower room comprising a WC, freestanding washbasin and walk-in shower enclosure. The room features complementary tiling to the family bathroom, creating a consistent finish throughout.

Additional features include overhead spotlighting, a radiator positioned to the right upon entering and a uPVC double-glazed window overlooking the rear garden, providing natural light and ventilation.



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BEDROOM TWO

10.97' x 8.89'

A well-proportioned bedroom featuring cream carpeting and a uPVC double-glazed window overlooking the front elevation, with a radiator positioned beneath. An additional skylight allows further natural light to enter the room, creating a bright and welcoming atmosphere. The bedroom also benefits from built-in wardrobe and cupboard storage, together with the added convenience of a private en-suite shower room.



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EN-SUITE

6.70' x 7.85'

The en-suite is fitted with cream carpeting and comprises a WC, washbasin and a walk-in shower enclosure. Partial wall tiling provides a practical finish around the sanitary fittings and shower area. Additional features include a skylight window, radiator and ventilation.



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BEDROOM THREE

14.83' x 9.12'

A spacious and versatile bedroom featuring cream carpeting and radiators positioned at either end of the room. Natural light is provided by a uPVC double-glazed window overlooking the front elevation, complemented by an additional skylight window at the opposite end. The room offers generous proportions and excellent flexibility for a variety of uses.



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BEDROOM FOUR

9.17' x 8.99'

A well-proportioned bedroom featuring attractive light-coloured laminate flooring and built-in wardrobe storage extending along the rear section of the left-hand wall. A uPVC double-glazed window overlooks the front elevation, with a radiator positioned beneath. The room offers comfortable accommodation with the added benefit of practical fitted storage.



BEDROOM FIVE

7.10' x 9.26'

Currently utilised as a dressing room, this versatile space features light grey laminate flooring and a uPVC double-glazed window overlooking the rear elevation, with a radiator positioned beneath. The room could equally serve as an additional bedroom, nursery or dedicated home office, depending on the requirements of the purchaser.



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BEDROOM SIX

A bright and well-presented bedroom featuring light grey wood-effect laminate flooring and neutral décor throughout. A uPVC double-glazed window allows for natural light, with a small wall-mounted radiator positioned beneath.



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FAMILY BATHROOM

6.25' x 7.01'

The contemporary family bathroom features attractive wood-effect laminate flooring and a modern three-piece suite comprising a WC, freestanding washbasin and bath with an overhead shower attachment.

Neutral beige wall tiling provides a stylish and practical finish around the bath, shower and sanitary fittings. Additional features include an opaque uPVC double-glazed window, radiator and ventilation.



REAR GARDEN

A generously sized and well-maintained enclosed rear garden, predominantly laid to lawn with a spacious decorative paved patio area, ideal for outdoor seating, dining and entertaining with a further decorative slate-chipped area to the side. Enclosed by a combination of timber fencing and brick boundary walls, offering a good degree of privacy.



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GARAGE & PARKING

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

Services (Wrexham)
The agents have not tested any of the appliances listed in the particulars.

Council Tax Band - F

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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All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

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Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

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Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

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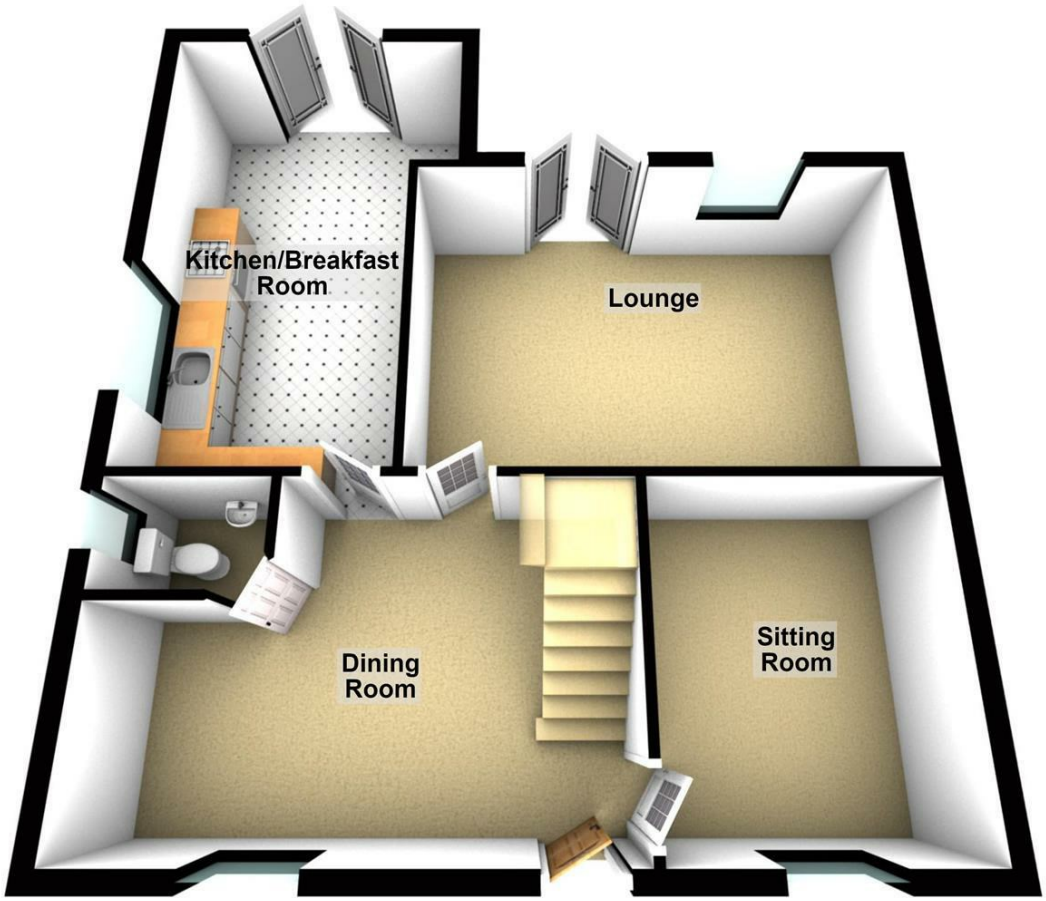
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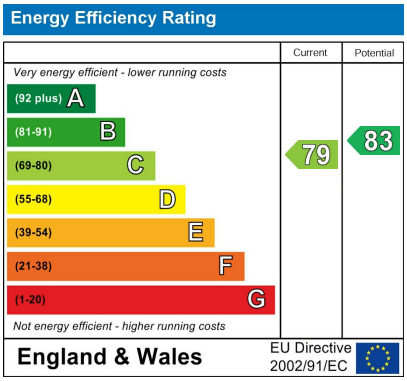
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info@townandcountrywrexham.com
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Ground Floor





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