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Ffordd Morgannwg, Wrexham Offers In Excess Of £395,000









AN EXCEPTIONAL FOUR-BEDROOM DETACHED FAMILY HOME WITH STUNNING OPEN-PLAN LIVING ACCOMMODATION, DETACHED GARAGE AND SOUTH-FACING REAR GARDEN.

This truly stunning four-bedroom detached family home occupies a desirable position within the popular Garden Village area of Wrexham and has been beautifully presented to an exceptional standard throughout. Offering spacious, versatile accommodation with an impressive contemporary finish, this outstanding property must be viewed to be fully appreciated.

Benefiting from uPVC double glazing and gas central heating, the accommodation briefly comprises a welcoming entrance hall featuring porcelain tiled flooring and a staircase with an attractive glass balustrade, a versatile playroom and a magnificent open-plan kitchen/dining room, which undoubtedly forms the heart of this wonderful family home. The kitchen is fitted with an extensive range of contemporary Shaker-style units, luxurious quartz work surfaces, a contrasting central island with breakfast bar, a walk-in pantry and an excellent selection of integrated appliances. Large bi-fold doors open directly onto the rear garden, creating an ideal environment for family living and entertaining. A separate utility room with matching units and a convenient cloakroom WC complete this area. The ground floor also benefits from an inviting living room featuring a contemporary media wall with an electric log-effect fireplace beneath.

To the first floor, an attractive landing with glass balustrade provides access to four bedrooms and a beautifully appointed family bathroom featuring a luxurious four-piece suite, including a freestanding slipper-style bath and separate shower enclosure. The impressive principal bedroom enjoys the additional luxury of a dedicated dressing room with fitted wardrobes and a stylish en-suite shower room.

Externally, the property benefits from an attractive, low-maintenance frontage with an artificial lawn, ample off-road parking for several vehicles and

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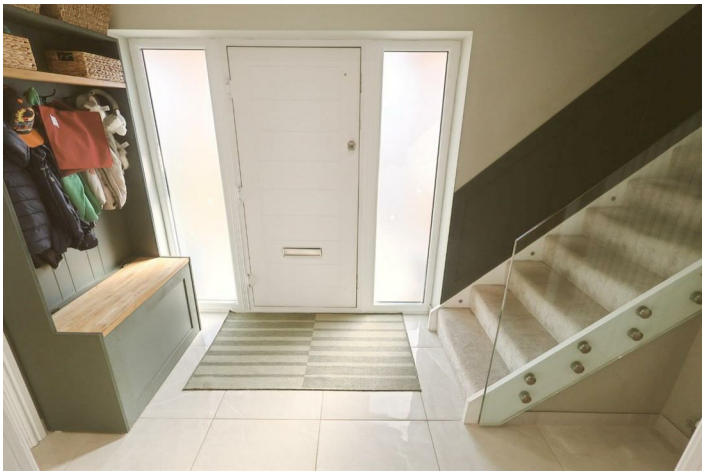
DESCRIPTION

Situated within the popular Garden Village area of Wrexham, this exceptional four-bedroom detached property offers beautifully presented and versatile family accommodation finished to an impressive standard throughout. The ground floor comprises a welcoming entrance hall with glass-balustrade staircase, a versatile playroom, an impressive open-plan kitchen/dining room with quartz work surfaces, central island, integrated appliances and bi-fold doors opening to the rear garden, together with a separate utility room, cloakroom WC and an attractive living room featuring a contemporary media wall. Upstairs are four bedrooms, including a generous principal bedroom with dressing room and stylish en-suite shower room, alongside a luxurious four-piece family bathroom. Externally, the property benefits from ample off-road parking, a detached garage and a beautifully landscaped, low-maintenance south-facing rear garden with generous paved entertaining areas and a children's play area. An outstanding family home that must be viewed to be fully appreciated.



LOCATION

The property occupies a desirable residential position within the popular Garden Village area of Wrexham, a well-established location offering convenient access to an excellent range of everyday amenities and transport connections. Garden Village is particularly well placed for access to Wrexham city centre, with its wide selection of shops, supermarkets, cafés, restaurants and leisure facilities. The nearby Plas Coch area provides additional retail and recreational amenities, while a selection of local primary schools serves the surrounding residential neighbourhoods. For commuters, Wrexham General railway station is conveniently accessible, offering rail connections to surrounding towns and cities, while the nearby A483 provides excellent road links towards Chester, Oswestry and the wider motorway network. Combining the convenience of city amenities with the appeal of an established residential neighbourhood, Garden Village remains an attractive choice for families and professionals alike.



ENTRANCE HALL

10'6 x 5'8

The property is entered through an attractive woodgrain-effect composite front door, flanked by full-length opaque glazed panels, opening into a welcoming entrance hall with porcelain tiled flooring. A staircase with a contemporary glass balustrade rises to the first-floor accommodation, while additional features include a white column-style radiator and a useful understairs shoe cupboard. Light oak internal doors provide access to the playroom and the impressive open-plan kitchen/dining room.



PLAYROOM

12'8 x 6'4

A versatile reception room, currently utilised as a playroom, featuring attractive woodgrain-effect laminate flooring, recessed ceiling downlights and a window overlooking the front elevation, with a white column-style radiator beneath. This adaptable space could also serve as a home office or study, depending on individual requirements.



KITCHEN

20'1 x 19'10

A truly stunning open-plan kitchen/dining room, beautifully appointed with an extensive range of contemporary light grey, woodgrain-effect Shaker-style wall and base units, complemented by stainless steel handles and luxurious quartz work surfaces with matching upstands. A striking central island incorporates a breakfast bar, with contrasting dark blue cabinetry beneath, providing an attractive focal point to this exceptional family living space. The kitchen benefits from a useful walk-in pantry cupboard and a stainless steel one-and-a-half-bowl sink unit with an adjustable mixer tap. An impressive selection of integrated appliances includes a five-ring induction hob with extractor hood above, a single oven, combination microwave and grill, warming drawer, dishwasher, under-counter fridge and wine cooler. Ceramic tiled flooring extends throughout, while two contemporary column-style radiators provide warmth. Additional features include recessed ceiling downlights, provision for a wall-mounted television and two windows overlooking the side elevation. Glazed double doors open into the living room, while a further glazed door provides access to the utility room. Completing this outstanding space are large bi-fold doors opening directly onto the rear garden, creating a wonderful connection between the indoor and outdoor entertaining areas.







UTILITY ROOM

8'2 x 8'0

The utility room continues the ceramic tiled flooring from the kitchen/dining room and is fitted with a range of matching contemporary units, complemented by marble-effect work surfaces incorporating a stainless steel single-drainer sink unit with mixer tap. Integrated appliances include a washing machine and fridge/freezer. Additional features include a white column-style radiator, recessed ceiling downlights, a door leading to the cloakroom WC and an opaque glazed external door providing direct access to the rear garden.





CLOAKROOM WC

7'1 x 2'6

Appointed with a contemporary white suite comprising a concealed-cistern, dual-flush WC and a vanity unit incorporating a wash hand basin with mixer tap and complementary tiled splashback. The room features attractive patterned ceramic floor tiles, an anthracite heated towel rail, recessed ceiling downlights and an opaque glazed window overlooking the rear elevation.

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LIVING ROOM

14'10 x 12'3

An attractive and beautifully presented living room featuring a contemporary media wall, incorporating provision for a wall-mounted television with a stylish electric log-effect fire beneath. Windows positioned to either side of the media feature provide additional natural light, while a further window overlooks the rear garden, with a white column-style radiator beneath. Recessed ceiling downlights complete this comfortable and inviting reception room.





FIRST FLOOR LANDING

An attractive and spacious landing featuring a contemporary glass balustrade overlooking the staircase, together with a window to the front elevation allowing natural light to flow through the space. Additional features include a white column-style radiator, recessed ceiling downlights, a built-in shelved linen cupboard and access to the loft space. Light oak internal doors provide access to the four bedrooms and family bathroom.



PRINCIPAL BEDROOM

12'8 x 12'4

A beautifully presented principal bedroom featuring a window overlooking the front elevation, with a white column-style radiator beneath. Recessed ceiling downlights provide a contemporary finish, while an open walkway leads through to the adjoining dressing room.



DRESSING ROOM

6'9 x 5'2

A superb addition to the principal bedroom, fitted with floor-to-ceiling wardrobes extending along two walls, providing excellent storage space and complemented by contrasting black handles. Further features include a white column-style radiator, recessed ceiling downlights and a door opening into the private en-suite shower room.



EN-SUITE SHOWER ROOM

8'4 x 4'2

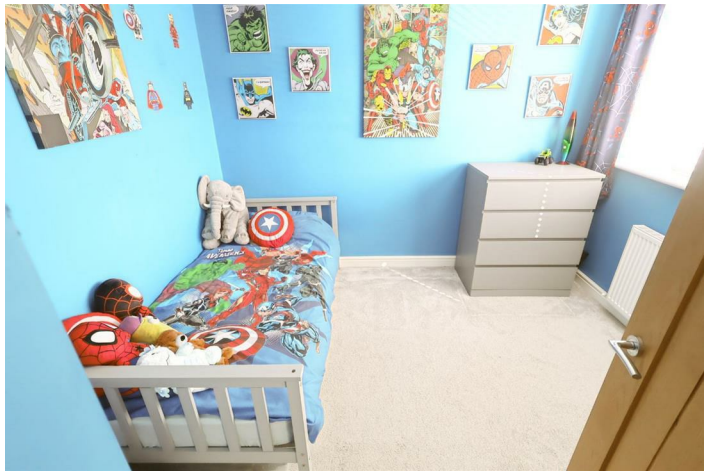
Beautifully appointed with a contemporary white three-piece suite comprising an oversized shower enclosure with protective glazed screen and a stylish black dual-head thermostatic shower. The suite also includes a concealed-cistern, dual-flush WC and a wall-mounted vanity unit incorporating an inset wash hand basin with contrasting black mixer tap. Attractive patterned ceramic floor tiles are complemented by partially tiled walls featuring a stylish herringbone design. Additional features include a black heated towel rail, extractor fan, recessed ceiling downlights and an opaque glazed window overlooking the rear elevation.



BEDROOM TWO

10'0 x 9'1

A well-proportioned second bedroom benefiting from a fitted wardrobe, a window overlooking the front elevation and a radiator positioned beneath.



BEDROOM THREE

9'0 x 9'8

A comfortable third bedroom featuring a window overlooking the rear elevation, with a radiator beneath.





BEDROOM FOUR

9'1 x 6'6

A versatile fourth bedroom featuring a window overlooking the rear elevation, with a radiator beneath. This room would also lend itself well to use as a nursery, home office or study.



FAMILY BATHROOM

8'9 x 5'6

A beautifully appointed family bathroom featuring a luxurious contemporary white four-piece suite. The suite comprises an elegant slipper-style freestanding bath with a floor-mounted mixer tap and handheld shower attachment, together with a separate corner shower enclosure incorporating a dual-head thermostatic shower. Completing the suite are a dual-flush WC and a wall-mounted vanity unit incorporating a wash hand basin with mixer tap. Ceramic tiled flooring complements the fully tiled walls, which incorporate an attractive feature wall. Further appointments include an anthracite heated towel rail, extractor fan, recessed ceiling downlights and an opaque glazed window overlooking the side elevation.

DETACHED GARAGE

25'9 x 9'0

A generously sized detached garage accessed from the front via an up-and-over garage door. The garage benefits from power and lighting, houses the Worcester gas central heating boiler and features a uPVC side access door providing convenient access from the garden.

EXTERNALLY

To the front of the property is a small artificial lawn, together with ample off-road parking for several vehicles. A driveway extends along the left-hand side of the property, providing access to the detached garage. To the right-hand side, a woodgrain-effect composite gate opens to a pathway leading to the rear garden. Directly outside the main entrance is an attractive oak canopy porch, complemented by a paved entrance step and courtesy lighting above.

The delightful, south-facing rear garden enjoys a sunny aspect and has been thoughtfully landscaped to provide an attractive, low-maintenance outdoor space, ideal for family enjoyment and entertaining. Generous paved patio areas are positioned towards both the front and rear of the garden, separated by an artificial lawn, while a dedicated children's play area occupies the rear left-hand corner. The garden benefits from external lighting, an outside water supply, an electrical power supply and convenient access to the detached garage. Timber panel fencing encloses the garden, providing a pleasant degree of privacy.



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Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.
Tenure: Freehold
Council Tax: Band E - £2680.00

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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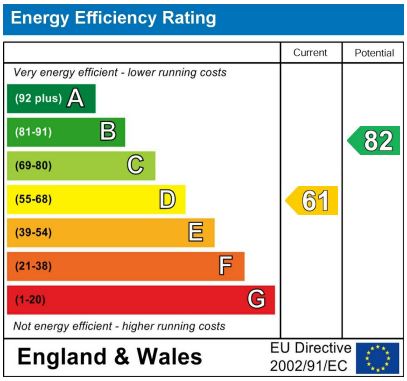
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