

18 Carden Park Way

17142



WREXHAM

£269,950

18 Carden Park Way, Wrexham, LL13 9GD
£269,950 17142



DESCRIPTION: Situated on a popular and sought after residential development on the outskirts of town is this impressive 3 bedroom detached property which has internal accommodation to briefly comprise entrance hall, cloakroom, modern fitted kitchen/diner with integrated appliances, lounge and to the first floor there is the master bedroom with ensuite, 2 further bedrooms and a family bathroom. The accommodation is complimented by gas heating and UPVC double glazing. Externally there is a driveway providing ample off road parking and a pleasant enclosed rear garden. Space to build a garage subject to planning permission. The property also offers security measures including CCTV and an alarm system. As selling agents we highly recommend an inspection of the property to fully appreciate the accommodation on offer and the convenient location. **FREEHOLD. COUNCIL TAX BAND E.**

GEORGE A MURRAY FNAEA – RESIDENT PARTNER
Viewing by arrangement through Wrexham Office
35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275
Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

DIRECTIONS From the agents Wrexham office proceed around the one way system to the mini roundabout on the corner of Grosvenor Road, turn right and proceed down to the roundabout by Wrexham baths turning left onto Holt Road. Proceed along Holt Road and at the roundabout proceed straight across and in a short distance turn right into St Andrews Crescent , continue taking a right turn into Fairmount Road and right into Carden Park Way and the property will be noted on the right hand side at the end of the cul de sac.

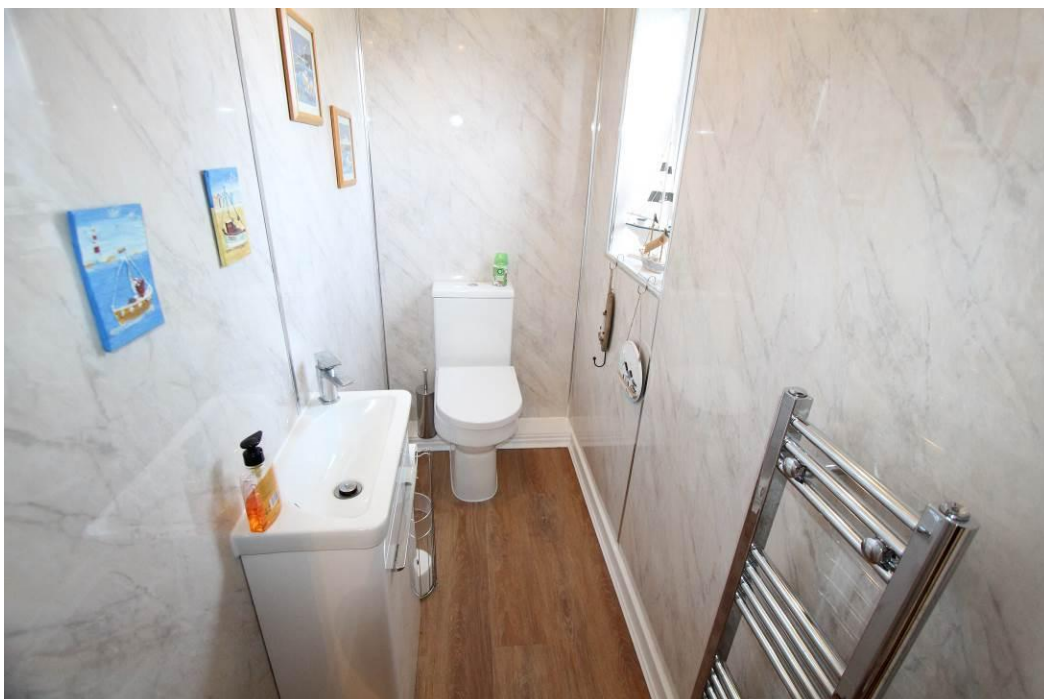
LOCATION: Situated in a popular and sought after location with easy access to Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment. Bus stop just outside the property.

HEATING: Gas radiator heating installed.

ENTRANCE HALL: Panelled radiator. Karndean floor covering fitted in 2022. Stairs rising to first floor landing. UPVC front entrance door.



CLOAKROOM: Newly rebrnished in 2023. Chrome style towel rail. Karndean floor covering, fitted 2 piece white suite comprising wc and wash hand basin set in vanity unit.



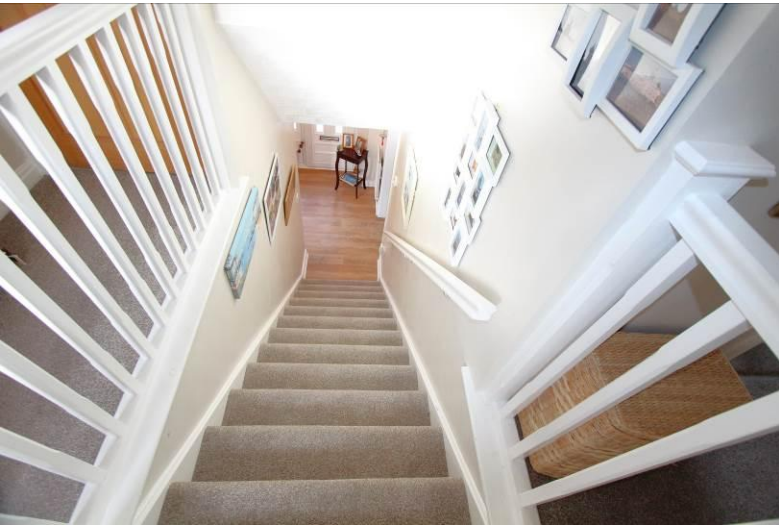
KITCHEN/DINER: Panelled radiator. The kitchen is fitted with a comprehensive range of modern wall and base units with hi-gloss worktop surfaces, inset bowl and drainer and integrated appliances to include hob, extractor hood, oven and microwave. Space for dishwasher and washing machine. Karndean floor covering. UPVC door leading to side of property.



LOUNGE: 17' 7" x 10' 7" (5.36m x 3.23m) Panelled radiator. Textured and coved ceiling. Wood effect floor covering. Modern fireplace with electric log burner. French doors leading to rear garden.



STAIRS AND LANDING: Panelled radiator. Loft access with pull down ladder. Doors leading off to bedrooms and bathroom.



BEDROOM 1: 10' 10" x 8' 9" (3.3m x 2.67m) Panelled radiator. Newly fitted range of wardrobes with matching bed side cabinets. Window to front elevation.



ENSUITE: Chrome style towel rail. Inset ceiling lighting. Fitted 3 piece white suite comprising wc, wash hand basin set in vanity unit and tiled shower cubicle with fitted shower. Tiled walls.



BEDROOM 2: 11' 6" x 10' 8" (3.51m x 3.25m) Panelled radiator. Built in storage cupboard. Window to front and side elevation.



BEDROOM 3: 8' 1" x 7' 2" (2.46m x 2.18m) Panelled radiator. Window to side elevation.



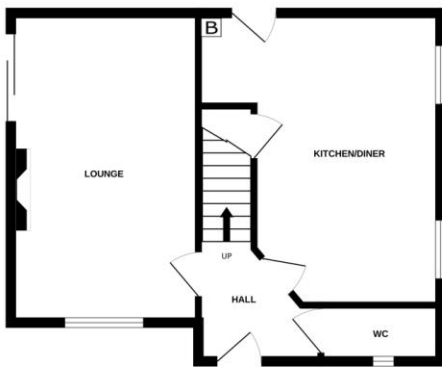
BATHROOM: Chrome style towel rail. Fitted 3 piece white suite comprising wc, wash hand basin set in vanity unit and panelled bath. Wood effect floor covering. Tiled walls.



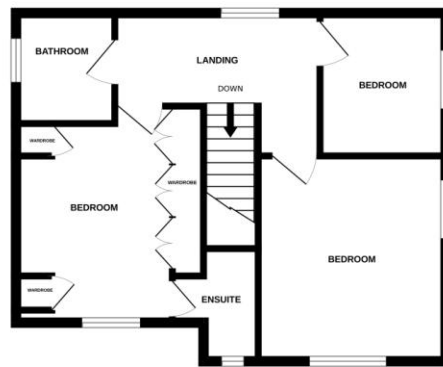
OUTSIDE: To the front of the property there is a pattern concrete forecourt providing off road parking and additional parking on the drive which leads to the side of the property. There is a gated access to the rear enclosed garden which comprises a paved patio area leading onto low maintenance gardens with decorative slate and gravel and having stocked shrub/flower borders. Large summer house, large garden store with additional garden store. Outside lighting, tap and power points.



GROUND FLOOR
454 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 911 sq.ft. (84.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

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