



## Kelso Close, LL13 0QN

### £249,950

"VIEWING HIGHLY RECOMMENDED"

We are DELIGHTED to Offer For Sale this BEAUTIFULLY PRESENTED, SPACIOUS and EXTENDED Four Bedroom Detached FAMILY HOME. The property benefits from being SITUATED ON A LARGE CORNER PLOT AND having a DETACHED GARAGE. The original garage has been converted into additional family living space and a lovely flat private garden. The property briefly comprises: Canopy Porch, Entrance Hall, Lounge, Downstairs Cloakroom, Kitchen, Utility Room, Family Room, Dining Room and on the First Floor Large Main Bedroom, Bedroom Two with En-suite Shower Room Two Further Bedrooms and Family Bathroom. Externally to the front there is a large front garden and driveway providing parking with Detached Garage and a private well maintained garden to the rear. Located in a popular residential location close to Wrexham Town Centre and Wrexham Industrial Estate.

- EXTENDED FOUR BEDROOM
- LARGE CORNER PLOT
- UPVC DOUBLE GLAZING
- FAMILY ROOM
- GARAGE
- DETACHED HOUSE
- GAS CENTRAL HEATING
- UTILITY ROOM
- CUL DE SAC LOCATION
- LARGE GARDENS



## ACCOMMODATION TO GROUND FLOOR

Canopy porch leading to Composite double glazed frosted and leaded front entrance door, which gives access to the Entrance Hall

## ENTRANCE HALL

With Oak effect laminate flooring, staircase rising off to the first floor, radiator, under stairs cupboard, door off to:

## DOWNSTAIRS CLOAKROOM

Comprising low level w.c., wash hand basin set in a vanity unit, UPVC Double glazed frosted window to the front, contemporary ladder style radiator, tiled floor, alarm control panel

## LOUNGE

5.465m x 3.737m (17'11" x 12'3")

Measured into the UPVC Double glazed bay window to the front, Oak effect laminate flooring, feature fireplace with electric fire inset, TV aerial point

## KITCHEN

3.269m x 2.866m (10'8" x 9'4")

Beautifully presented fitted kitchen comprising a good range of wall and base cupboards, with complementary worktop surfaces incorporating one and a half bowl stainless steel sink unit with mixer tap, built in four ring gas hob, electric oven /grill, with canopy extractor hood over, UPVC Double glazed window to the rear, concealed lighting under the cupboards, tiled splash backs, double panel radiator, tiled floor, door giving access to the utility room

## FAMILY ROOM

3.269m x 2.993m (10'8" x 9'9")

UPVC Double glazed doors opening to the rear garden, laminate flooring, double panel radiator

## UTILITY ROOM

Wall mounted gas central heating boiler, plumbing

for washing machine, worktop surface, single panel radiator, tiled floor, UPVC Double glazed and frosted door to the rear, door accessing the Dining Room

## DINING ROOM

4.890m x 2.483m (16'0" x 8'1")

UPVC Double glazed window to the front with radiator beneath.

## FIRST FLOOR LANDING AREA

With airing cupboard, storage cupboard, smoke alarm, access to the loft space, doors off to

## MAIN BEDROOM

6.594m x 2.466m (21'7" x 8'1")

UPVC Double glazed window to the front with radiator beneath,

## BEDROOM TWO

3.883m x 3.100m (12'8" x 10'2")

UPVC Double glazed window to the front with radiator beneath, laminate flooring, door leading to the en suite shower room

## EN SUITE SHOWER ROOM

Shower cubicle, tiled floor, contemporary radiator/towel rail, low level w.c., pedestal wash hand basin, UPVC Double glazed and frosted window to the rear, spotlights to the ceiling

## BEDROOM THREE

3.238m x 3.084m (10'7" x 10'1")

UPVC Double glazed window to the rear, radiator, laminate flooring

## BEDROOM FOUR

2.495m x 2.672m (8'2" x 8'9")

UPVC Double glazed window to the rear with radiator beneath.

## FAMILY BATHROOM

Panel enclosed bath, low level w.c., wash hand basin set in vanity unit



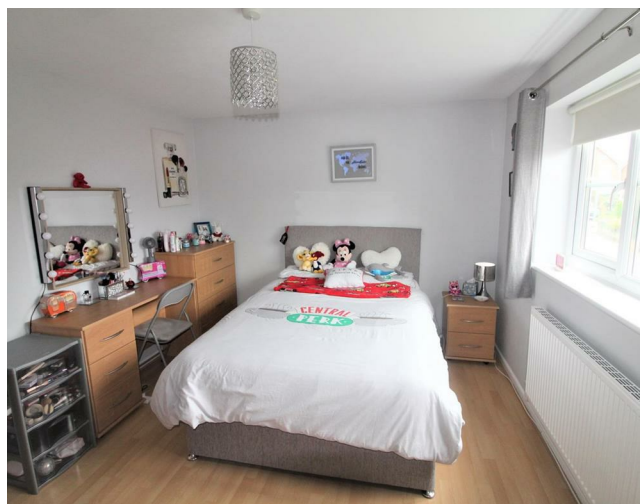
## OUTSIDE TO THE FRONT & SIDE

The property is set in a large corner plot with good sized driveway which offers off road parking for Three to four vehicles. Single detached garage with up and over door, Immediately to the front there is a lawned garden and block paved driveway giving access to the front door. There is a gated access leading to a good sized garden, which is laid to lawn and made private by panel enclosed fencing to the boundaries. Further to the side garden there is a block paved patio/sitting area which in turn leads to covered area with a Pergola. There is a gravelled area which extends to the rear.

## OUTSIDE TO THE REAR

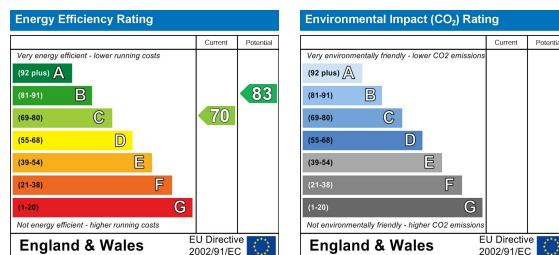
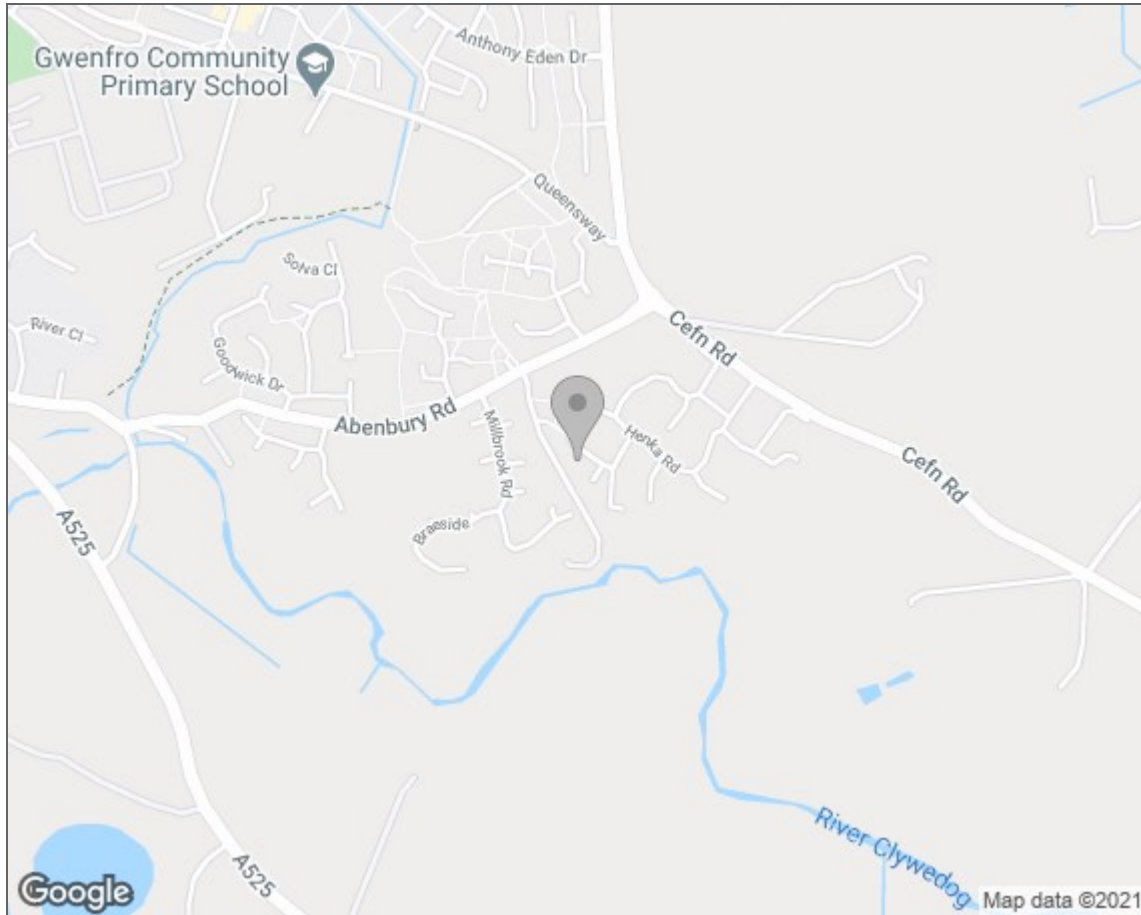
An extension of the garden from the side with gravelled area, and large paved patio area, with covered pergola, raised garden area, with feature fish pond. The garden is bounded by panel fencing.











#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

