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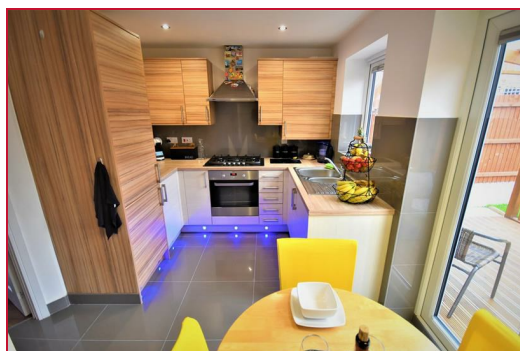
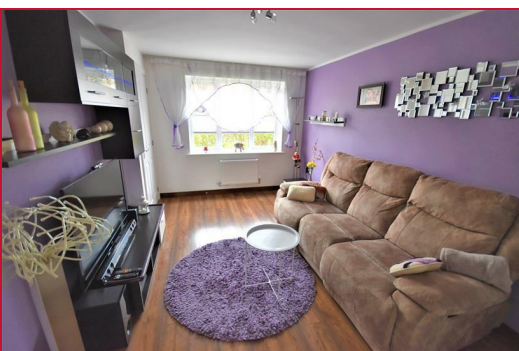
BELVOIR!



Llys Nantgarw, Wrexham, LL13 7SX Offers in excess of £170,000

CONVENIENTLY LOCATED, WITHIN A SHORT WALK OF THE TOWN CENTRE is this three storey FAMILY HOME which offers DECEPTIVELY SPACIOUS FAMILY ACCOMMODATION. However, what really makes this property stand out is THE INVESTMENT THE CURRENT OWNERS HAVE MADE UPGRADING & REFURBISHING THE PROPERTY particularly in the VERY HIGH STANDARD OF FIXTURES & FITTINGS installed. The result is a family home which is complete and finished, you simply need to move your furniture in !

The property briefly comprises of hallway, lounge, FITTED KITCHEN/BREAKFAST ROOM and downstairs wc whilst on the first floor there are TWO BEDROOMS (ONE DOUBLE & ONE SINGLE) and a LUXURIOUSLY APPOINTED MAIN BATHROOM. On the the second floor there is a further DORMER BEDROOM which is the largest. Externally the property has an ENCLOSED REAR GARDEN, with the property further benefitting from a SHELTERED DECKING AREA immediately behind the dwelling. The remainder of the garden is laid mostly to lawn with a full height timber gate giving access to an ALLOCATED PARKING SPACE AT THE BACK.



Entrance Hall

Front facing partially glazed composite front door, tiled flooring leading to oak flooring, immediately in front is the stairwell to the first floor accommodation, recessed lights, radiator, hardwired smoke alarm, thermostatic control, door chime, internal door on the left hand side leading to the lounge.

Living Room 14'3 x 9'8 (4.34m x 2.95m)

Front facing uPVC double glazed window with venetian blinds, wall mounted shelving and storage units, continuation of oak flooring, radiator three spot light fitting, internal door to kitchen.

Kitchen / Breakfast Room 13'0 x 8'4 (3.96m x 2.54m)

Rear facing uPVC double glazed window with Venetian blinds and patio doors leading to the decking, comprehensive and attractive range of base and wall units with wall tiles in between. Integrated appliances including fridge freezer, washing machine, electric cooker with inset gas five ring burner, overhead extractor hood, inset sink, single drainer with mixer tap, radiator, recessed lights, tiled floor, internal door to downstairs W/C.

Downstairs W/C 5'7 x 3'0 (1.70m x 0.91m)

Low level W/C with push button flush, pedestal wash hand basin with mirrored cabinet above, contemporary styled radiator, fully tiled walls and floor, wall mounted storage cupboard, extractor fan, RCD unit and recessed lights.

Stairwell to First Floor

Oak floored stairs with LED lights, hand rail on right hand side on the first floor landing, recessed spot lights, hard wired smoke detector, three doors running off two the two bedrooms and bathroom. Front facing uPVC double glazed window with venetian blinds.

Bedroom Two 13'0 x 9'0 (3.96m x 2.74m)

Rear facing uPVC double glazed window with Venetian blinds, oak flooring, built in wardrobes running the full width of the room with sliding doors one of which is mirrored, three spot lights and radiator.

Bedroom Three 7'6 x 6'4 (2.29m x 1.93m)

Front facing uPVC double glazed window with Venetian blinds, oak flooring, two spotlight fitting and radiator.

Bathroom 6'4 x 5'9 (1.93m x 1.75m)

A stunning bathroom comprising of low level W/C, pedestal hand wash basin with mixer tap, full height wall tiles, tiled floor, corner shower unit with curved glass sliding door, chrome shower attachments, LED recessed lights and extractor fan. Large mirrored bathroom cabinet and contemporary styled radiator, large wall mounted vanity mirror.

Stairwell to Second Floor

Oak stairs with light oak bannister on the left hand side, LED decorative lights on every other step. At the top of the stairs there

are two doors one to a bedroom and one to a storage area, recessed lights, hard wired smoke detector and radiator.

Bedroom One 14'1 x 9'8 (4.29m x 2.95m)

Front facing uPVC double glazed with venetian blinds, two rear Velux type double glazed windows, oak flooring, three spot light fitting, eaves storage and two radiators.

Disclaimer

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

External

At the front of the property there is a flagged pathway to the front door with a small garden to the side with informally planted shrubs and privet hedging.

The rear garden is enclosed , with the property further benefitting from a sheltered decking area , immediately behind the dwelling.

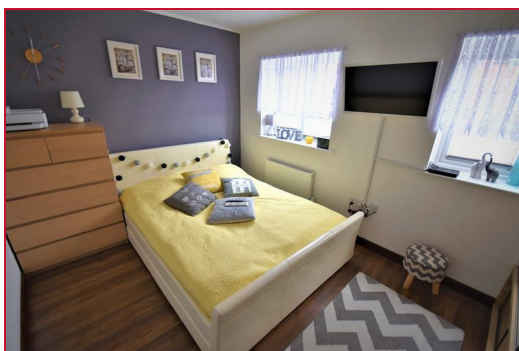
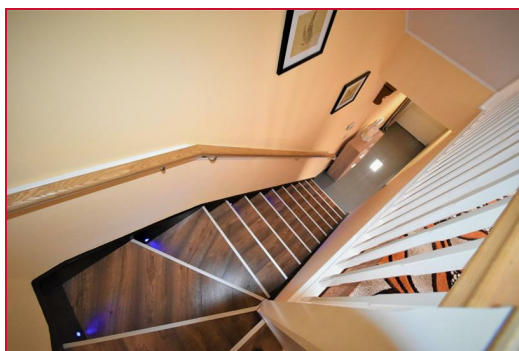
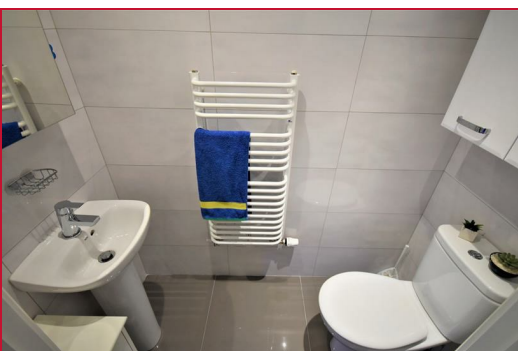
The remainder of the garden is laid mostly to lawn with a full height timber gate giving access to an allocated parking space at the back. Between the gable end of the property and next door ,a very useful timber storage shed has been constructed maximising the amount of sheltered storage space available.

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The Vendors have issued instructions that a successful completion of the sale cannot take place before the end of March 2021.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A	80	Very environmentally friendly - lower CO ₂ emissions (92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

