



Cartmel Close | | Wrexham | LL13 0LA

Offers in the region of £308,000



ROSE RESIDENTIAL

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Located within a quiet cul-de-sac on the outskirts of Wrexham, this beautifully presented three-bedroom detached home has been extensively improved by the current owners to create a stylish and modern family property.

The accommodation offers a superb layout, briefly comprising an entrance hallway, a contemporary kitchen opening into a dining area, a playroom/office/additional reception room, and a spacious lounge with doors leading out to the rear garden. A useful downstairs cloakroom completes the ground floor.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a modern family bathroom.

Externally, the property enjoys a well-maintained rear garden with multiple seating areas, providing an excellent space for outdoor dining and relaxation. A standout feature is the impressive purpose-built games room/bar, offering a versatile space ideal for entertaining or working from home. To the front, there is ample off-road parking.

Entrance & Hallway

A front facing composite front door opens into a welcoming hallway providing access to the main living accommodation, with staircase rising to the first floor.

Downstairs w/c

Featuring a front facing UPVC double glazed window with privacy glass, the room is fitted with a low level WC, pedestal wash basin, and radiator.





Kitchen & Dining

20'10" x 11'8" (6.36m x 3.57m)

Forming the heart of the home, this impressive open-plan space features rear facing patio doors that seamlessly connect indoor and outdoor living. The beautifully designed kitchen is fitted with a range of modern units and integrated appliances, including an oven, five-ring hob set within a central island, dishwasher, and fridge/freezer, all arranged around a stylish and functional layout. The adjoining dining area is enhanced by a contemporary media wall, creating an ideal space for both everyday family living and entertaining. The room also benefits from a useful under stairs cupboard, currently utilised as a utility area with space for both a washing machine and tumble dryer.

Playroom/Additional Reception Room

16'3" x 8'2" (4.96m x 2.50m)

A spacious and well-presented reception room featuring a large front facing uPVC double glazed window allowing for plenty of natural light. Currently utilised as a children's playroom, this versatile space could also serve as an additional reception room, dining room, or home office.

Lounge

13'1" x 8'9" (3.99m x 2.67m)

A well presented lounge featuring rear facing patio doors allowing for plenty of natural light. The room offers a comfortable living space ideal for relaxing and benefits from a modern media wall.

Stairs & Landing

A carpeted staircase leads from the hallway to the first floor landing, where doors provide access to the bedrooms and bathroom.

Bedroom One

11'10" x 12'9" (3.62m x 3.90m)

A well-proportioned double bedroom benefiting from fitted furniture, a front facing UPVC double glazed window, radiator, and fitted carpet. A door provides access to the en-suite shower room.

En-Suite Shower Room

Beautifully fitted with a modern suite comprising a walk-in shower with mains-fed mixer shower, vanity unit incorporating a WC and wash hand basin with storage beneath. The room also benefits from a rear facing UPVC double glazed window and a chrome heated towel rail.

Bedroom Two

8'4" x 12'9" (2.56m x 3.90m)

A further spacious double bedroom featuring a front facing UPVC double glazed window, radiator, and fitted carpet. The room also benefits from a useful storage cupboard housing the boiler.

Bedroom Three

8'9" x 7'8" (2.68m x 2.34m)

The smallest of the three bedrooms, yet still a generously sized single room. It features a rear facing UPVC double glazed window, radiator, and fitted carpet.



Family Bathroom

A well appointed and luxurious bathroom, fitted with a modern four piece suite comprising a freestanding bath with mixer tap, a separate aqua panelled shower enclosure with glazed screen and mains shower, a stylish wide wash basin set on a vanity drawer unit, and a low-flush WC.

External

To the rear is a well-maintained garden with patio and seating areas, ideal for outdoor dining and relaxation. To the front, the property benefits from ample off-road parking.

Bar/Games Room

A standout feature of the property, this purpose-built outbuilding has been converted into an impressive games room/bar, offering a versatile space ideal for entertaining, hobbies, or working from home. The room also benefits from a separate WC fitted with a low level WC incorporating a wash hand basin. Access is provided via side facing double doors or a front facing UPVC door.

Disclaimer

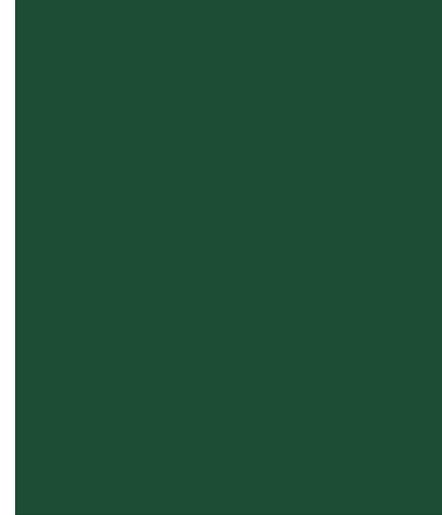
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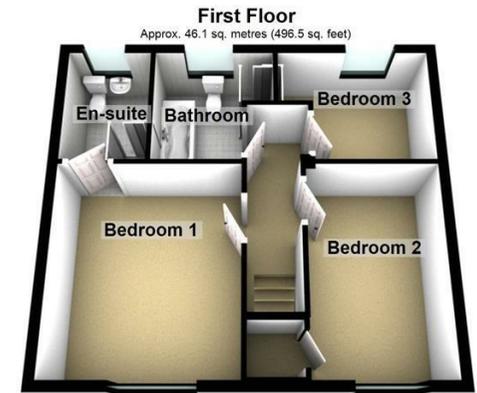
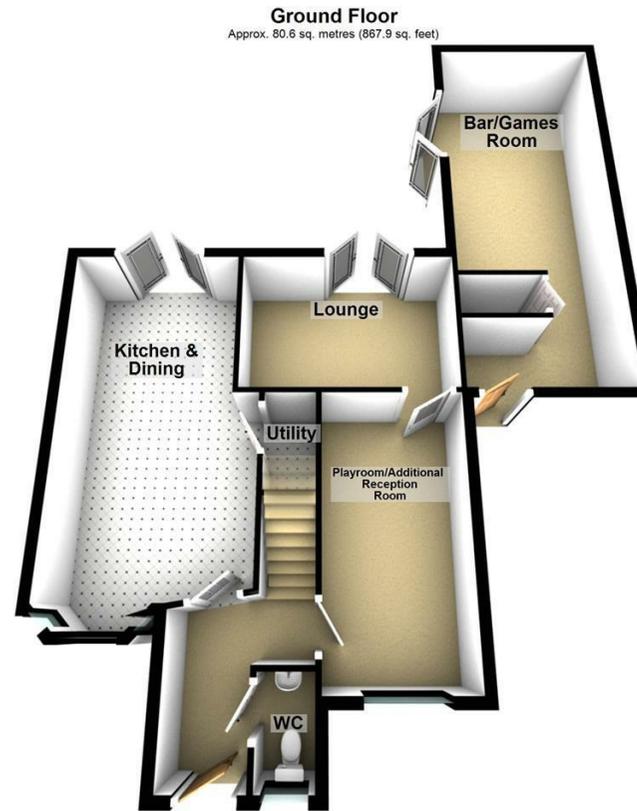
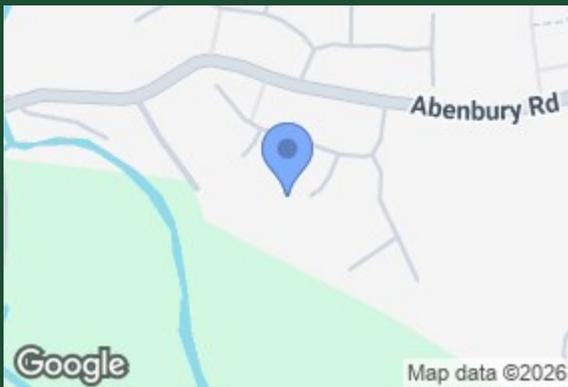
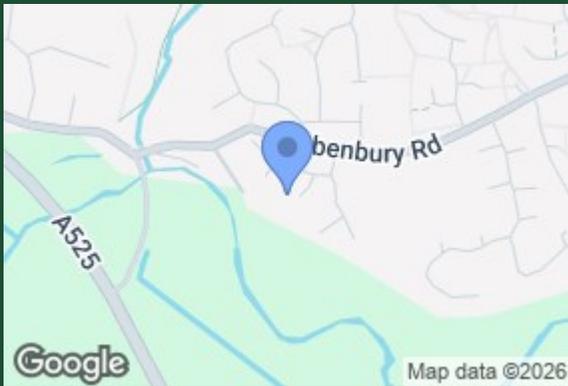
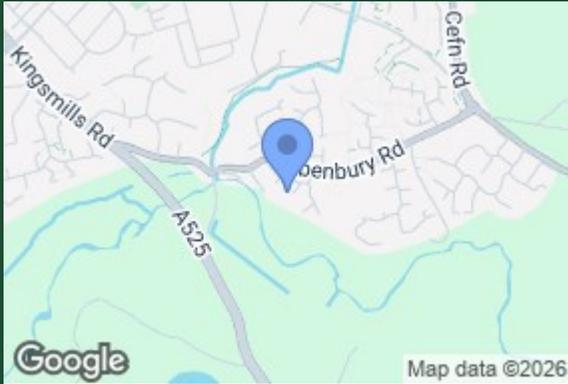
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Total area: approx. 126.8 sq. metres (1364.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Wrexham

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