



6 Applewood close

Wrexham | | LL13 7GU

£375,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



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" VIEWING HIGHLY RECOMMENDED"

We are DELIGHTED to offer For Sale This Exemplary Four Bedroom Executive home situated on a generous plot within a popular residential location on the outskirts of Wrexham Town Centre. This BEAUTIFULLY PRESENTED family home offers WELL APPOINTED and SPACIOUS living accommodation throughout including a large lounge, spacious kitchen, En-Suite and generous, well maintained gardens to the front and rear.

In brief the property comprises of; Entrance Hallway, Lounge, Dining Room, Kitchen, Utility Room, Cloakroom and Family room, to the ground floor and Main Bedroom with an En-Suite shower room, Further Three Bedrooms and a family bathroom to the first floor. To the Outside there is a Driveway to the front with off road parking and leading to single garage and to the rear a large garden, with paved and decked sitting areas.

The property is SITUATED in a cul-de-sac in the popular Hermitage Park development which is close to Wrexham Town Centre with a wealth of amenities close to hand including schools, shops and has excellent access to the A483 and major road networks beyond.

- FOUR BEDROOM
- DETACHED HOUSE
- SOUGHT AFTER LOCATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GARAGE
- UTILITY ROOM
- EN SUITE SHOWER ROOM
- LARGE GARDEN TO THE REAR



ACCOMMODATION TO GROUND FLOOR

With Composite double glazed frosted and leaded door giving access to the Entrance Hallway

ENTRANCE HALLWAY

With door off to the Cloakroom/w.c., staircase rising off to the first floor accommodation, radiator, under stairs cupboard, wood effect tiled floor.

DOWNSTAIRS CLOAKROOM

Comprising off a wall mounted wash hand basin, low level w.c., single panel radiator, UPVC Double glazed and frosted window to the front, half height tiled walls, tiled floor

DINING ROOM

12'10" x 12'1" (3.934m x 3.703m)
UPVC Double glazed bay window to the front with radiator beneath, double doors leading into the lounge.

LOUNGE

Large room with Feature brick inglenook fireplace with paved hearth and log burner inset, two radiators, double glazed sliding patio doors opening to the rear garden.

FAMILY ROOM

18'10" x 8'2" (5.756m x 2.513m)
UPVC Double glazed window to the front, with double panel radiator beneath, laminate flooring.

KITCHEN

16'5" x 10'6" (5.010m x 3.218m)
Beautifully presented modern kitchen with Hi Gloss units, comprising of a good range of wall and base cupboards with complementary worktop surfaces, incorporating one and half bowl stainless steel sink unit with mixer spray tap, built in five ring electric induction hob with extractor fan above, Integral Fridge, Integral Freezer, breakfast bar, two UPVC Double glazed windows to the rear, tiled floor, Built in double oven/grill, Built in microwave oven, spotlights to the ceiling, modern vertical radiator.

UTILITY ROOM

8'5" x 7'0" (2.584m x 2.150m)
Comprising of a worktop area with stainless steel sink unit with mixer tap, plumbing for washing machine, tiled floor, UPVC Double glazed window to the rear, UPVC Double glazed and frosted door to the side. Integral door to the garage where the Gas Central boiler is situated.

FIRST FLOOR LANDING

With UPVC Double glazed window to the front, access to the loft space, airing cupboard.

MAIN BEDROOM

16'8" x 9'11" (5.082m x 3.043m)
UPVC Double glazed window to the front, double panel radiator, built in wardrobes, door off to En-suite

BEDROOM THREE

11'7" x 8'4" (3.554m x 2.549m)
UPVC Double glazed window to the rear with single panel radiator beneath.

EN SUITE SHOWER ROOM

Comprising of a double Shower cubicle, wash hand basin set on a floating shelf, low level w.c., tiled floor, UPVC Double glazed and frosted window to rear.

BEDROOM TWO

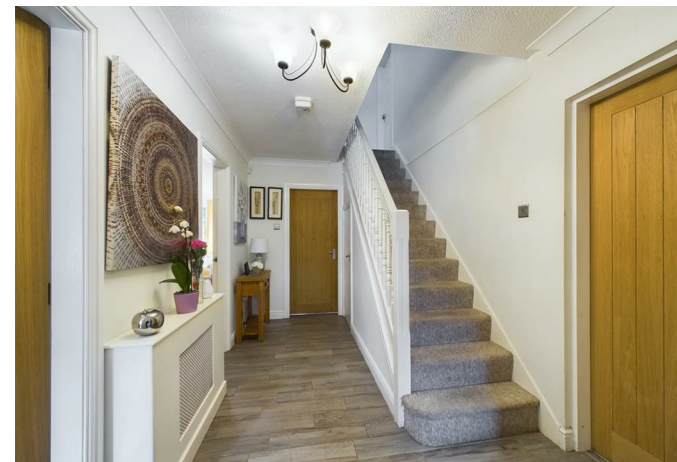
12'8" x 9'11" (3.882m x 3.046m)
UPVC Double glazed window to the rear, single panel radiator.

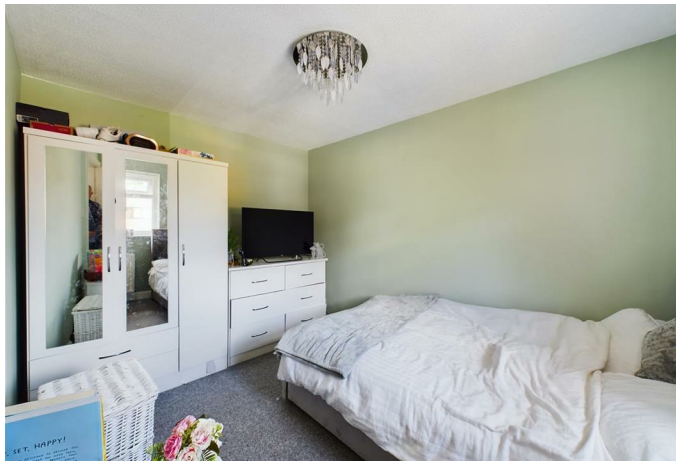
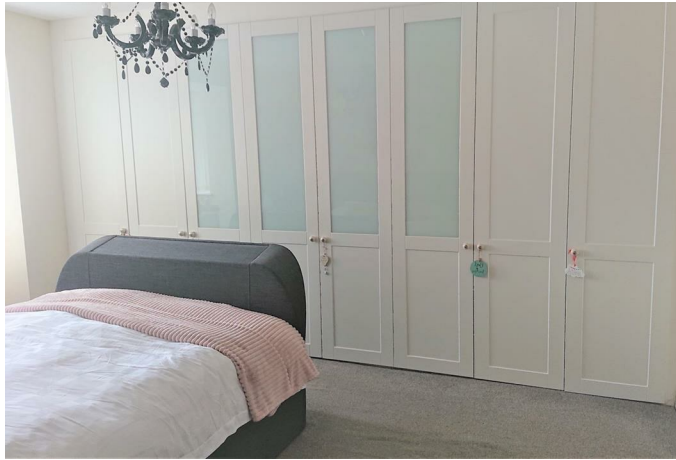
BEDROOM FOUR

11'6" x 8'5" (3.513m x 2.590m)
UPVC Double glazed window to the front, double panel radiator.

FAMILY BATHROOM

Comprising of a panel enclosed bath with shower attachment, low level w.c., shower cubicle, UPVC Double glazed and frosted window to the rear, fully tiled walls, wash hand basin with drawers beneath, electric shaver point, tiled floor, spotlights to the ceiling.





OUTSIDE TO THE FRONT

The property is approached by a large block paved driveway which offers off road parking for at least three vehicles and which leads to the single garage with up and over door. There is a path which leads to the right hand side where there is access to the rear garden.

OUTSIDE TO THE REAR

To the rear there is a good sized paved sitting/patio area, which leads to a decked sitting area which is screened by a feature brick wall with steps up to large lawned garden with panel enclosed fencing to boundaries.

Important Information

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

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage



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