



20

Wrexham | | LL13 9SZ

£320,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

20

Wrexham | | LLI 3 9SZ

"VIEWING HIGHLY RECOMMENDED"

We are DELIGHTED to bring to the market a SPACIOUS AND well proportioned Three bedroom detached family bungalow in a VERY SOUGHT after and DESIRABLE residential location which offers good living space.

The accommodation comprises of an Entrance Hallway, Cloakroom, Excellent sized Lounge with archway to the Dining Room, Kitchen, Utility room, Conservatory, Three Bedrooms and Family Bathroom Externally there is a driveway leading to Double Garage with up and over door and Large garden to the rear and to the front there are rural views over to Bieston, Cheshire Ideal Family Home.

The property is in close proximity to Wrexham City Centre and to the A483 for commuting and has numerous local amenities including shops and primary school.

"NO CHAIN"

- THREE BEDROOM
- DETACHED BUNGALOW
- GAS CENTRAL HEATING
- SOUGHT AFTER LOCATION
- DOUBLE GARAGE
- LARGE GARDEN TO THE REAR
- CONSERVATORY
- OFF ROAD PARKING



ACCOMMODATION TO GROUND FLOOR

UPVC Double glazed sliding door to the porch, with glass panelled door giving access to the entrance hallway

ENTRANCE HALL

With door to cloakroom, single panel radiator, airing cupboard, and door to the lounge.

CLOAKROOM

Comprising of a Low level w.c., wash hand basin, frosted window to the front

LOUNGE

18'10" x 13'1" (5.753m x 4.012m)

UPVC Double glazed window to the front, with radiator beneath, coved ceiling, ornamental fireplace with electric fire inset, Archway to the dining room.

DINING ROOM

10'0" x 9'10" (3.056m x 3.021m)

With double glazed sliding patio doors to the conservatory, double panel radiator, door to the kitchen.

CONSERVATORY

14'3" x 10'0" (4.352m x 3.068m)

with UPVC Double glazed windows built on a low level brick wall, UPVC Double glazed French Style doors opening to the rear garden, tiled floor, wall mounted electric radiator.

KITCHEN

9'10" x 9'9" (2.998m x 2.976m)

Fitted kitchen comprising of a range of wall and base cupboards with complementary worktop surfaces, incorporating one and half bowl stainless steel sink unit with mixer tap, Built in Four ring electric hob, electric oven/grill with extractor hood above, Integral Fridge /Freezer, UPVC Double glazed window to the rear, tiled floor, sliding door to the utility room, radiator.

UTILITY ROOM

UPVC Double glazed window and door to the rear, wall mounted gas central heating boiler, wall and base cupboards with worktop surfaces, stainless steel sink unit, plumbing for the washing machine.

BEDROOM ONE

10'2" x 9'10" (3.104m x 3.021m)

UPVC Double glazed window to the front with single panel radiator beneath, built in wardrobes.

BEDROOM TWO

13'8" x 8'6" (4.175m x 2.601m)

UPVC Double glazed window to the rear with single panel radiator beneath, built in wardrobes

BEDROOM THREE

9'10" x 7'11" (3.014m x 2.427m)

UPVC Double glazed window to the rear with single panel radiator beneath

FAMILY SHOWER ROOM

Modern Shower room, comprising of a double sized shower cubicle, wash hand basin and low level w.c., set in vanity unit including storage, ladder style chrome radiator, tiled floor, UPVC Double glazed and frosted window to the rear, spotlights to the ceiling, fully tiled walls

OUTSIDE TO THE FRONT

The property is approached by a large block paved driveway which offers off road parking for numerous vehicles and which leads to the integral double garage with up and over door.

OUTSIDE TO THE REAR

Large garden to the rear comprising of a good sized patio/sitting area, which leads to the garden which is laid to lawn. There is a summer house and an array of mature bushes, shrubs and plants. There are steps up to further garden area and the garden is made private by Mature hedges and panel enclosed fencing.

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







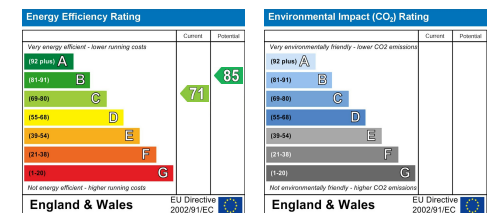
Ground Floor

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.



Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY[®]
BUY ■ SELL ■ RENT