



8

Wrexham | | LL13 9QY

Offers In Excess Of £360,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



8

Wrexham | | LL13 9QY

An immaculately presented 4 bedroom family home situated within a popular residential location in the Borrass area of Wrexham. This beautifully presented property has been extended in the past to produce a spacious home offering versatile living accommodation with 3 reception rooms, 4 double bedrooms, well maintained gardens, all of which can only be appreciated via internal inspection. The suburb of Borrass offers a wealth of local amenities including various shops, schools and sits on the outskirts of Wrexham town centre and having excellent access to the Industrial estate and major road networks out of Wrexham. In brief the property comprises of; entrance hall, downstairs w.c, lounge, dining room, Orangery and study/ games room to the ground floor and 4 double bedrooms, en-suite and bathroom to the first floor.

- An immaculately presented 4 bedroom, 2 bathroom detached family home
- Spacious and versatile living accommodation
- Beautifully presented throughout
- Stunning and contemporary fitted kitchen
- Orangery to the rear
- Well maintained gardens
- Popular residential location
- VIEWING HIGHLY RECOMMENDED



Entrance Hall

With tiled walls and tiled flooring, door to the downstairs w.c and into the lounge.

Downstairs W.C

Fitted with a low level w.c, wash hand basin with tiled splashback, tiled flooring, double glazed window.

Lounge

18'6" x 13'6" (5.65m x 4.13m)

Superbly presented with a double glazed window to the front, central fireplace with inset electric fire, stone hearth, surround and mantel, wood effect flooring, built in display area in the stairs up to the first floor.

Dining Area/Orangery

24'1" max x 11'1" max (7.36m max x 3.40m max)

Extended to produce an impressively spacious room with the dining area leading into the Orangery/Family Room with a large picture window incorporating the french doors off to the rear garden, uPVC double glazed windows to the side, wood effect flooring.

Kitchen

15'3" max x 16'6" max (4.67m max x 5.04m max)

A stunning, beautifully appointed kitchen offering a comprehensive range of two tone gloss wall drawer and base units with complimentary lighting, stone work surfaces with inset 1 1/4 sink, integrated dishwasher, plumbing for a washing machine, space for a dryer, built in 'Neff' double oven, 'Neff' induction hob, 'Neff' contemporary extractor fan, attractive tiled flooring, part tiled walls, door off to the rear garden 2 double glazed windows.

Games room/Study

16'10" x 7'3" (5.14m x 2.22m)

A superb extra space, formerly the garage but now

converted and is versatile in it's use, with a double glazed window to the front, wood effect flooring, wall mounted gas combination boiler.

First Floor Landing

With carpeted flooring.

Bedroom 1

15'3" x 12'9" (4.67m x 3.89m)

An immaculately presented bedroom with a double glazed window to the front, built in storage cupboard, wood effect flooring, access to the loft space.

En-suite

7'8" x 5'8" (2.36m x 1.75m)

Well appointed with a low level w.c, pedestal wash hand basin, large shower cubicle with 'Rainforest' style shower head over, tiled flooring, double glazed window.

Bedroom 2

17'1" x 8'4" (5.23m x 2.56m)

A spacious bedroom with a double glazed window to the front, wood effect flooring.

Bedroom 3

10'5" x 10'4" (3.20m x 3.17m)

Well presented and a good size bedroom with a double glazed window to the rear, wood effect flooring.

Bedroom 4

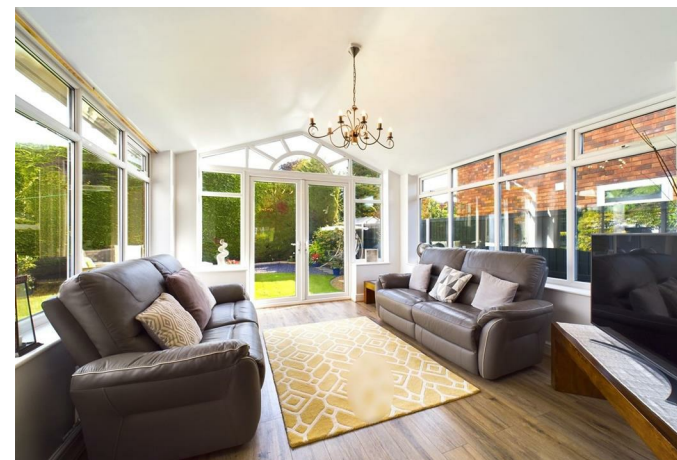
10'3" x 7'9" (3.13m x 2.37m)

A well presented double bedroom with a double glazed window to the rear, wash hand basin inset into wooden shelving, wood flooring.

Bathroom

7'6" x 5'4" (2.30m x 1.64m)

Fitted with a low level w.c, pedestal wash hand basin, bath, fully tiled walls, wood effect flooring, double glazed window.





Rear Garden

A beautifully maintained and well landscaped garden with a stone paved patio leading on to a shaped lawn with gravelled and slated borders and with attractive flower beds offering an array of plants and fauna. There is a paved area to the foot of the garden ideal for garden furniture with high firs behind giving the garden an excellent degree of privacy. To the side is a paved area ideal for storage and gated access to the front.

Front

To the front is a stone paved driveway providing ample off road parking with a lawned garden to one side and a slated area to the other.

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





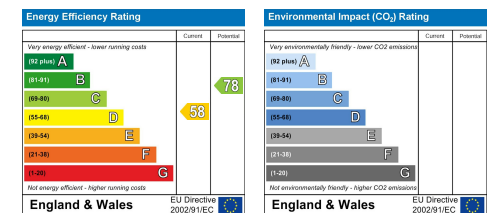




MONEY LAUNDERING REGULATIONS 2003

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