



Ffordd Garmonydd, Wrexham LL12 8JD

£315,000

A fantastic opportunity to purchase an extended four bedroom detached house situated in a sought after residential location in Wrexham. The internal accommodation comprises an entrance hall, lounge open plan into family room, kitchen open plan into dining room, four bedrooms and a modern bathroom. Externally there are gardens to the front and rear, off road parking and a single garage. The property is situated in the Little Acton area of Wrexham and has a wealth of local amenities close to hand including good primary schools and has excellent access to the A483 for travel to Chester, Oswestry and beyond.

- AN EXTENDED DETACHED HOUSE
- LOUNGE OPEN PLAN TO FAMILY ROOM
- MODERN BATHROOM
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- FOUR BEDROOMS
- KITCHEN OPEN PLAN TO DINING ROOM
- GARDENS TO FRONT AND REAR
- GARAGE
- POPULAR & CONVENIENT LOCATION!



Hallway

Upvc front door, wood effect flooring, window to side, storage cupboard, door to lounge.

Lounge

5.15 x 3.62 (16'10" x 11'10")

Wood effect flooring, window to front, stairs to first floor, open plan to family room.

Family Room

3.61 x 2.40 (11'10" x 7'10")

Wood effect flooring, French style doors to garden, door to kitchen.

Kitchen

5.28 x 2.57 (17'3" x 8'5")

Fitted range of wall and base units, space for range cooker, complimentary worktops, tiled splashback, integral fridge/freezer, space for dishwasher, stainless sink/drain, window to rear, tile effect flooring, open plan to dining room, door to garage.

Dining Room

4.57 x 2.30 (14'11" x 7'6")

Tile effect flooring, door to side, windows to side.

First floor landing

Carpet, attic hatch, airing cupboard, doors to three bedrooms and bathroom.

Bedroom One

6.82 x 2.29 (22'4" x 7'6")

Carpet, windows to front, rear and side.

Bedroom Two

3.57 x 3.13 (11'8" x 10'3")

Carpet, window to rear.

Bedroom Three

3.16 x 2.98 (10'4" x 9'9")

Carpet, window to rear.

Bedroom Four

1.99 x 1.99 (6'6" x 6'6")

Carpet, window to front.

Bathroom

2.09 x 1.71 (6'10" x 5'7")

Panel bath, hand wash basin and w.c in a vanity unit, window to rear, part tiled wall, extractor, spotlights, tiled floor.

Garage

Up and over door, power and lighting.

Outside

Front - with lawn and a planted border, low brick wall to front. Gravel drive to side, space for 2 cars.

Rear - A predominantly lawned garden enclosed with fencing.

Additional Information

Gas central heating...Upvc double glazing...Freehold

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 details must therefore be taken as a guide only.

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.

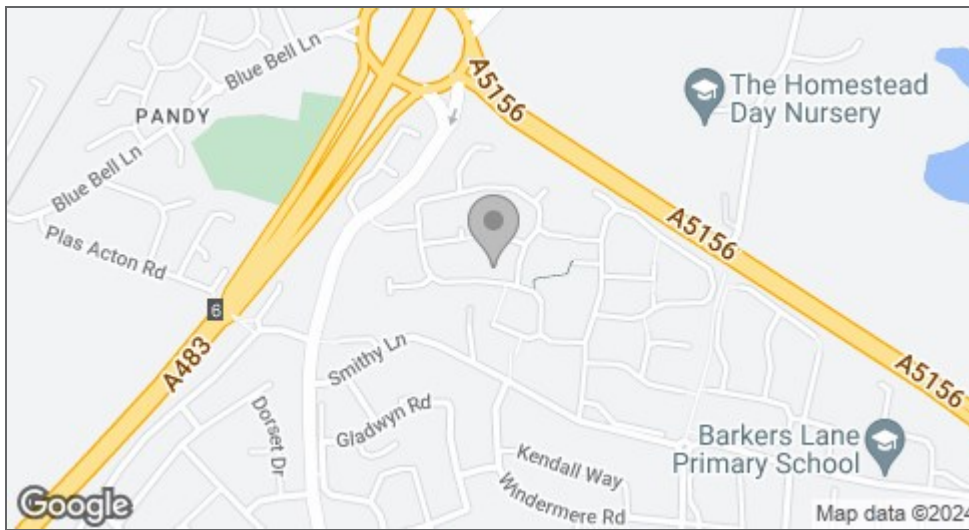
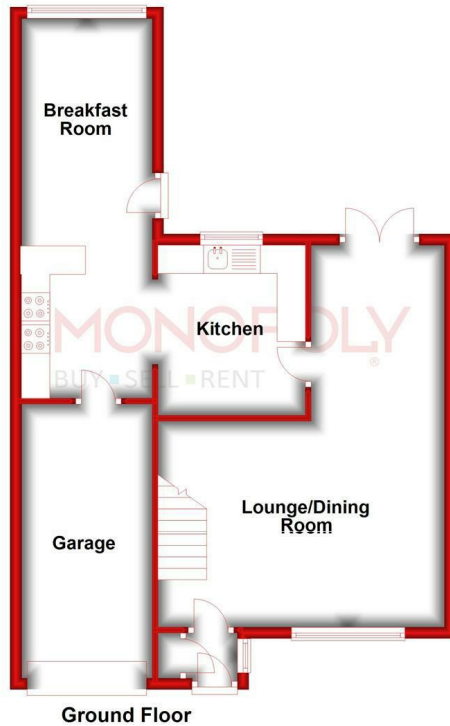
Please remember that you should not borrow more than you can safely afford.
Your home maybe reposessed if you do not keep up repayments on your mortgage











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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.

