



16

Wrexham | | LL12 7RG

£375,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



16

Wrexham | | LL12 7RG

WOW! A rare opportunity to purchase a beautifully presented and spacious three bedroom bungalow situated in a sought after residential area of Wrexham close to Acton Park. The internal accommodation comprises an entrance porch, hallway with generous storage cupboards, lounge, dining room, conservatory with solid roof, kitchen, three double bedrooms and a well proportioned bathroom. Externally there are attractive gardens to the front and rear, off road parking and integral garage. The property is situated close to Acton Park in a much favoured residential location with the City centre in easy reach and a wealth of local amenities close to hand including good local primary schools and is also convenient for the A483 for travel to Chester, Oswestry and beyond. NO CHAIN!

- A BEAUTIFULLY PRESENTED DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- SUN ROOM
- FANTASTIC KITCHEN
- WELL APPOINTED BATHROOM
- GARAGE
- OFF ROAD PARKING
- ATTRACTIVE GARDENS
- SOUGHT AFTER LOCATION



Entrance Porch

Upvc front door with glazing to side, wood effect flooring, double doors to hall.

Hallway

Wood effect flooring, two storage cupboard, doors to three bedrooms, bathroom and dining room.

Lounge

17'10" x 14'11" (5.46 x 4.56)

A light and spacious living room with wood effect flooring, two large windows to front, modern living flame gas fire.

Dining Room

Wood effect flooring, archway opening with steps down to lounge, door to kitchen, double doors to conservatory.

Conservatory/Sun Room

15'4" x 12'0" (4.68 x 3.66)

Tiled roof, laminate flooring, French style doors to rear garden, spotlights.

Kitchen

16'10" x 11'9" max (5.14 x 3.59 max)

Beautifully appointed fitted kitchen with a range of wall and base units, complimentary worktops, breakfast bar, ceramic 1 1/2 sink drainer, oven and grill, 4 ring electric hob, extractor over, fridge/freezer, dishwasher, washing machine, external door to rear, window to conservatory, door to garage, spotlights, window to side, tiled splashbacks.

Bedroom One

13'0" x 9'10" (3.98 x 3.02)

Carpet, window to rear.

Bedroom Two

12'2" x 10'2" (3.71 x 3.12)

Carpet, window to conservatory, fitted wardrobes

Bedroom Three

10'4" x 9'10" (3.17 x 3.01)

Carpet, window to front.

Bathroom

13'4" x 6'11" (4.07 x 2.12)

A palatial bathroom with a free standing roll top bath with central taps and hand hold attachment, his and hers basins, w.c, corner shower, chrome towel radiator, tiled flooring, two windows to sides, tiled splashback, spotlights.

Garage

19'2" x 8'11" (5.85 x 2.73)

Up an dover door, power and lighting, wall mounted gas boiler.

Outside

Front - Off road parking with space for two cars on a pattern concrete drive, lawn to side. Access and gates along both sides to rear garden.

Rear - Pattern concrete patio, extensive well maintained lawns, mature fruit trees including apple plum and pear, low maintenance seating area adjacent house.

Additional Information

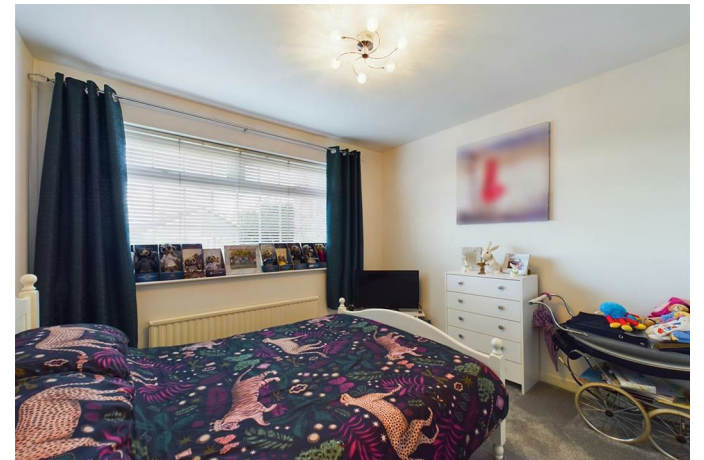
Gas central heating... Upvc double glazing...Freehold

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.

Energy Efficiency Rating	
Current	Maximum
Very energy efficient - lower running costs	
(92-100) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(49-54) E	
(31-48) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Maximum
Very environmentally friendly - lower CO ₂ emissions	
(81-91) A	C
(69-80) B	
(55-68) C	
(49-54) D	
(31-48) E	
(1-20) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	





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