



20

Wrexham | | LL12 7DF

£174,950

**MONOPOLY**<sup>®</sup>

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# 20

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"VIEWING RECOMMENDED"

We are DELIGHTED to Offer For Sale this SPACIOUS Three Bedroom mid-terraced property set in a popular residential location with easy access to Wrexham City Centre. The property comprises; Entrance Hall, Lounge, Dining Room and Kitchen on the ground floor, with Three bedrooms and Family Bathroom on the first floor. Externally there is a good sized garden to the front, with further parking facilities and easy maintenance garden to rear. Being an ideal family home, this property must be viewed. The property benefits from UPVC Double Glazing throughout, Gas Central Heating and large gardens to both front and rear elevations.

- THREE BEDROOM
- TERRACED PROPERTY
- GAS CENTRAL HEATING
- GREAT LOCATION
- UPVC DOUBLE GLAZING
- LARGE GARDEN TO THE REAR
- OFF ROAD PARKING



## ACCOMMODATION TO GROUND FLOOR

With UPVC Double glazed front door giving access to the entrance hallway.

## ENTRANCE HALLWAY

With staircase rising off to the first floor accommodation, double panel radiator, door to lounge.

## LOUNGE

14'5" x 11'10" (4.396m x 3.629m)

Light and airy room due to the dual aspect UPVC Double glazed windows, double panel radiator, Adam style wooden fire surround with marble effect backdrop and hearth and living flame gas fire inset, door off to the kitchen.

## DINING ROOM

11'2" x 10'8" (3.414m x 3.270m)

UPVC Double glazed window to the front, double panel radiator, Archway leading into the kitchen.

## KITCHEN

10'11" x 8'2" (3.342m x 2.512m)

Fitted kitchen comprising a range of wall and base cupboards with complementary worktop surfaces incorporating four ring electric hob, oven/grill, stainless steel sink unit with mixer tap, wall mounted gas fired central heating boiler, plumbing for washing machine, tiled floor, tiled splash backs, space for fridge, under stairs cupboard, UPVC Double glazed door with frosted inset, opening to the rear garden.

## FIRST FLOOR LANDING

With UPVC Double glazed window to the rear, access to the loft space and doors leading off to the bedrooms and family bathroom.

## BEDROOM ONE

11'11" x 8'5" (3.640m x 2.568m)

UPVC Double glazed window to the front with double panel radiator beneath, ornamental fireplace, picture rail.

## BEDROOM TWO

14'5" x 10'7" (4.399m x 3.244m)

UPVC Double glazed window to front, double panel radiator, ornamental fireplace, built in cupboard,

## BEDROOM THREE

7'9" x 8'1" (2.368m x 2.483m)

UPVC Double glazed window to the rear, double panel radiator.

## FAMILY BATHROOM

3.878m x 1.714m

Large bathroom comprising of wood panel enclosed bath,

shower cubicle, pedestal wash hand basin, low level w.c., radiator, two UPVC Double glazed windows to the rear, part tiled walls.

## OUTSIDE TO THE FRONT

Good sized lawn garden to the front with pathway around, further pathway giving access to the front entrance door.

## OUTSIDE TO THE REAR

Access to the rear leads to Large double gates which lead to off road parking, lawned garden either side of footpath, feature rockery, panel enclosed fencing to boundaries, Large hardstanding and paved patio/sitting area, outside w.c. and storage shed.

## 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.

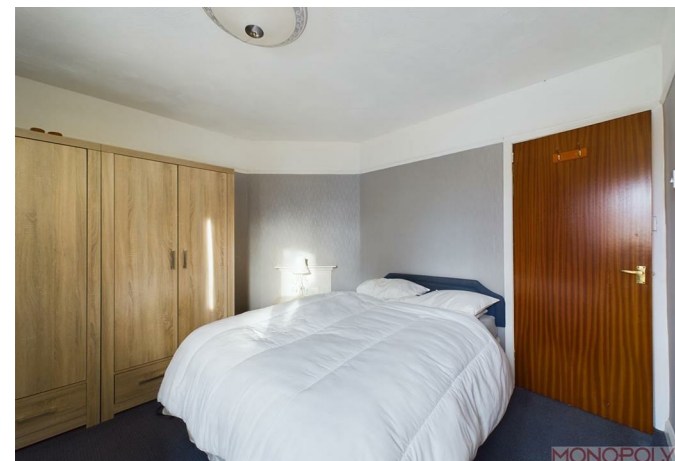
**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure 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.

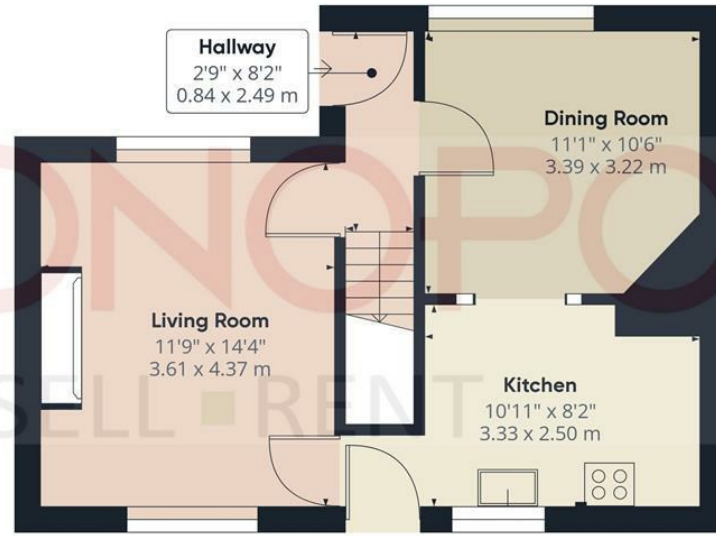
Your home maybe repossessed if you do not keep up repayments on your mortgage



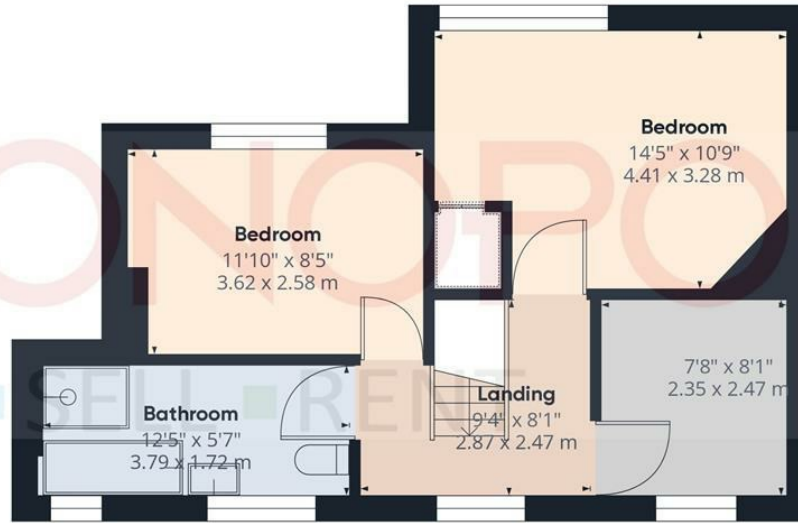




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Ground Floor



Floor 1

Approximate total area<sup>0</sup>  
853.4 ft<sup>2</sup>  
79.28 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

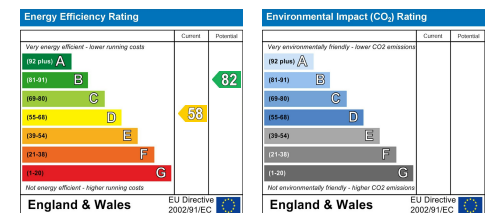
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