



3

Wrexham | LL12 8JZ

£350,000

**MONOPOLY**<sup>®</sup>

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### 3

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"VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER"  
A simply STUNNING property, which has been extended to produce a SPACIOUS and BEAUTIFULLY PRESENTED Four Bedroom Detached family home set within a POPULAR AND SOUGHT AFTER Residential location. This outstanding property offers a wonderful ground floor extension to the rear producing a large and impressive open plan kitchen/dining/ family room. The property is presented to an immaculate standard throughout and can only be truly appreciated on internal inspection. In brief the Property Accommodation consists of : Entrance Hallway, Downstairs cloakroom, Lounge and a Large Open Plan Kitchen/Dining/ Family room to the ground floor and with a Main Bedroom, Three further Bedrooms and Family Bathroom to the first floor. This amazing property also benefits from Gas Central Heating, UPVC Double glazing, driveway to the front with garage and Large garden to the rear. Located in the Popular Acton area of Wrexham within walking distance to the Barkers Lane School having numerous local amenities close to hand and having excellent access to the A483 for commuting.

- FOUR BEDROOM
- EXTENDED DETACHED HOUSE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- UTILITY ROOM
- OPEN PLAN KITCHEN/ LIVING/ DINING AREA
- SOUGHT AFTER LOCATION
- GARAGE
- LARGE REAR GARDEN



#### ACCOMMODATION TO GROUND FLOOR

The property is accessed via a Composite door with frosted side windows to the entrance hallway.

#### ENTRANCE HALLWAY

Modern radiator and door to cloakroom and Living room

#### DOWNSTAIRS CLOAKROOM

Comprising of a wall mounted wash hand basin, low level w.c., tiled floor, radiator, UPVC Double glazed and frosted window to the front.

#### LOUNGE

16'9" x 12'4" (5.120m x 3.769m)

With UPVC Double glazed window to the front with radiator beneath, laminate flooring. Glass panelled feature Bannister to the staircase, staircase rising off to the first floor accommodation, smoke alarm, door to Open plan kitchen/ Living Room.

#### OPEN PLAN KITCHEN/ DINING /LIVING AREA

Beautifully presented Open plan style with all the areas merging into a fantastic Family space, comprising: Lounge area, Dining Area, Kitchen.

#### LIVING AREA

19'9" x 9'5" (6.036m x 2.878m)

With Bi Fold UPVC Double glazed windows to the rear, tiled floor, spotlights to the ceiling.

#### DINING AREA

20'9" x 9'4" (6.325m x 2.852m)

With modern vertical radiator, tiled floor, walk through to kitchen, spotlights to ceiling.

#### KITCHEN

13'7" x 8'9" (4.151m x 2.669m)

Beautifully presented modern fitted kitchen comprising of a range of wall, base and drawer units with complementary worktop surfaces, incorporating Five ring gas hob with induction extractor hood above, one and half bowl sink unit with Spray mixer tap, Integral Fridge freezer, Integral dishwasher, UPVC Double glazed French Style doors opening to the rear garden, Tiled floor, UPVC Double glazed window to the rear.

#### UTILITY ROOM

With UPVC Double glazed window to the side, plumbing for washing machine, space for dryer and ladder style chrome radiator, tiled floor, work top surface.

#### FIRST FLOOR LANDING

With access to the loft space which has a pull down ladder and part boarded, doors leading off to the bedrooms and family bathroom.

#### BEDROOM ONE

13'6" x 9'11" (4.137m x 3.039m)

UPVC Double glazed window to the front, with radiator beneath, built in wardrobes and dressing table.

#### BEDROOM TWO

12'2" x 8'6" (3.731m x 2.603m)

UPVC Double glazed window to the front, modern radiator, built in wardrobes.

#### BEDROOM THREE

10'8" x 7'6" (3.264m x 2.301m)

UPVC Double glazed window to the rear, with radiator beneath.

#### BEDROOM FOUR

8'7" x 8'5" (2.636m x 2.576m)

UPVC Double glazed window to the rear with radiator beneath, laminate flooring.

#### FAMILY BATHROOM

Comprising of double sized shower cubicle, wash hand basin with drawer units beneath, built in cupboard, UPVC Double glazed frosted window to the rear, Fully tiled walls, low level w.c.

#### OUTSIDE TO THE FRONT

The property is approached by a block paved driveway, which allows off road parking for three vehicles and which leads to the single garage with electric roller door. small area of lawned garden with panel enclosed fencing to the boundary and gated access to the left hand side.

#### OUTSIDE TO THE REAR

Large garden to the rear comprising of a Large paved patio/sitting area, leading to good sized lawn, with Summer House and panel enclosed fencing to the boundaries.

#### 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>10</sup>

1223.66 ft<sup>2</sup>  
113.68 m<sup>2</sup>

Reduced headroom

12.45 ft<sup>2</sup>  
1.16 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

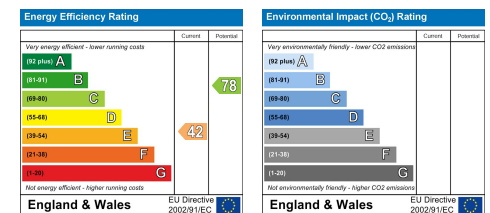
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