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Wrexham | | LL11 6FA

Offers In Excess Of £330,000

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# 40

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This generously spacious 143m<sup>2</sup> property, spread over two floors, is a delightful find. The ground floor is thoughtfully designed with a fully equipped kitchen open plan into a dining and living space, lounge, home office/snug and a separate WC. Head upstairs to find four bedrooms, one of which boasts an en suite plus a family bathroom. The property also provides the convenience of a garage. Occupying an enviable location, the property has access to several nearby amenities: you will find Sainsbury's and ALDI for your grocery needs, Plas Coch Retail Park for a wider shopping experience, and the serene Moss Valley Country Park for leisurely walks - all within close proximity. This property represents comfortable living in a convenient locale.

- A SPACIOUS FOUR BEDROOM DETACHED HOUSE
- POPULAR MODERN RESIDENTIAL DEVELOPMENT
- STUNNING OPEN PLAN KITCHEN/DINER/LIVING ROOM
- LOUNGE
- HOME OFFICE/SNUG
- MAIN BEDROOM WITH ENSUITE
- FAMILY BATHROOM
- ENCLOSED SOUTH WEST FACING REAR GARDEN
- OFF ROAD PARKING & GARAGE
- NO CHAIN!



### Entrance Canopy

Composite front door.

### Hallway

Stairs to first floor, wood effect flooring, doors off to dining area, lounge, w.c, home office, utility cupboard, under stairs storage.

### Home Office/Snug

8'3" x 7'11" (2.52 x 2.42)

Wood effect flooring, window to front.

### Kitchen/Diner/Living Area

27'5" x 14'9" max (8.36 x 4.51 max)

Fitted range of wall and base units, complimentary worktops, oven and grill, composite sink/drain, dishwasher, enclosed wall mounted gas boiler, central island with 4 ring gas hob, extractor over, wood effect flooring, French style doors to rear garden, open plan into dining space, window to front, external door to side.

### Lounge

15'9" x 11'10" (4.82 x 3.61)

Carpet, French doors to rear, door to kitchen/diner.

### Downstairs WC

6'1" x 2'10" (1.86 x 0.88)

W.C and handwash basin.

### Utility Cupboard

Space and plumbing for washing machine and dryer, worktop over.

### First floor landing

Carpet, doors to four bedrooms and bathroom.

Attic hatch, linen cupboard.

### Bedroom One

13'0" x 11'10" (3.97 x 3.62)

Carpet, window to rear, fitted wardrobes, door to en suite.

### En Suite

6'10" x 5'6" (2.10 x 1.69)

Walk in shower, w.c, hand wash basin, window to rear, wood effect flooring, spotlights, extractor.

### Bedroom Two

11'10" x 9'6" (3.62 x 2.92)

Carpet, window to front, fitted wardrobe.

### Bedroom Three

12'0" x 8'9" max (3.67 x 2.69 max)

Carpet, windows to front and side.

### Bedroom Four

12'6" x 10'10" max (3.82 x 3.31 max)

Carpet, two windows to front, built in wardrobes.

### Bathroom

8'4" x 7'9" (2.55 x 2.37)

Panel bath, shower from taps, shower enclosure, w.c, hand wash basin, heated towel rail, window to side, shaver point, wall mirror, wood effect flooring, spotlights, extractor.

### Garage

Up and over door, lighting.

### Outside

Front - Path to front door, shrubs, lawn to side.

Tarmac drive leading to the garage.

Rear - A south west facing rear garden that the vendor informs us benefits from a good degree of sun throughout the day with patio area adjacent to the house, timber deck, pergola, lawn, raised planted beds, gate to side.

### Additional Information

Alarm system...freehold...gas central heating

### 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 01978 800186 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

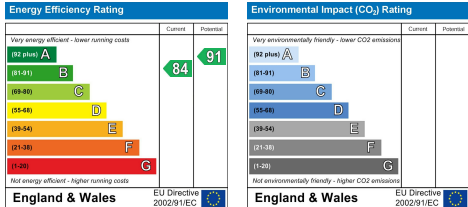




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