



38

Wrexham | | LL13 0JX

Offers In Excess Of £245,000

MONOPOLY[®]

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A brilliant opportunity to purchase a beautifully appointed and extended three bedroom detached property situated in a popular modern residential development close to Wrexham. The internal accommodation comprises an entrance hall, w.c, lounge open plan into a kitchen/dining room, inner hall/utility area, three bedrooms one of which boasts an en suite WC, and a wet room style shower room. Externally there is an enclosed rear garden, front lawn and tarmac drive. Located close to Wrexham city centre where there are numerous amenities as well as having excellent access to the A483 and major road networks out of Wrexham. VIEWING HIGHLY RECOMMENDED!

- A THREE BEDROOM DETACHED HOUSE
- EXTENDED TO THE REAR
- BEAUTIFULLY PRESENTED
- STUNNING OPEN PLAN GROUND FLOOR
- CONTEMPORARY KITCHEN
- DOWNSTAIRS WC
- MAIN BEDROOM WITH WC
- MODERN SHOWER ROOM
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING



Entrance hall

Composite front door, stairs to first floor, tiled flooring, door to lounge.

WC

1.75 x 0.74

Wc, sink in vanity, window to front, tiled walls and floor. Underfloor heating .

Lounge

15'11" x 12'11" (4.62 x 3.96)

Window to front, tiled floor, gas fire with complimentary surround, open plan to kitchen/diner, spotlights.

Kitchen/Diner

15'10" x 13'9" (4.85 x 4.20)

A beautiful fitted range of wall and base units complimentary worktops, induction hob, extractor, inset sink, mixer tap, oven and grill, dishwasher, tiled splashback and flooring, patio doors to rear, spotlights, skylight windows to ceiling,

Inner hall/utility

Space and plumbing for washing machine understairs cupboard, wall mounted gas boiler, door to side, tiled floor, open plan to living space.

Landing

Carpet, doors to 3 bedrooms, attic hatch, window to side.

Bedroom One

11'8" x 9'6" (3.57 x 2.90)

Carpet, window to front, fitted wardrobes, door to wc.

WC

4'2" x 2'9" (1.28 x 0.85)

Wc, sink in vanity, tiled walls and flooring.

Bedroom Two

9'6" x 10'5" (2.90 x 3.18)

Carpet, window to rear.

Bedroom Three

7'9" x 6'5" (2.38 x 1.97)

Carpet, window to front.

Bathroom

6'5" x 5'8" (1.96 x 1.75)

Stunning wet room style shower room with walk in shower, wc, sink in vanity, tiled walls and floor, window to rear, extractor, led wall mirror, underfloor heating.

Outside

Rear garden with paving, mature planting, shed, greenhouse, enclosed with wall and fence.

Front tarmac drive, lawn to front and side.

Additional Information

Solar Panels.

Important Information

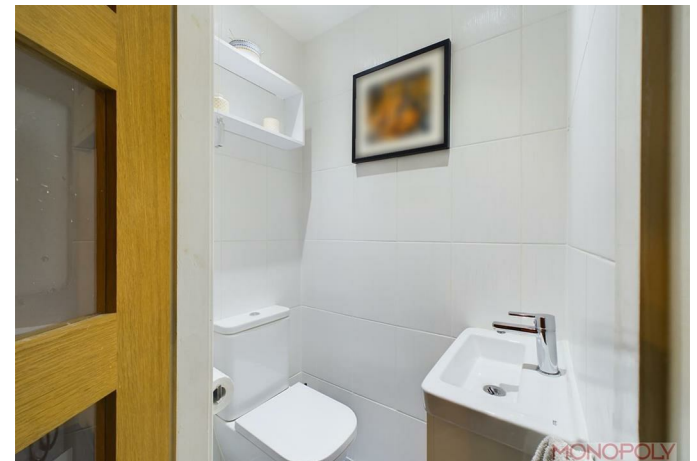
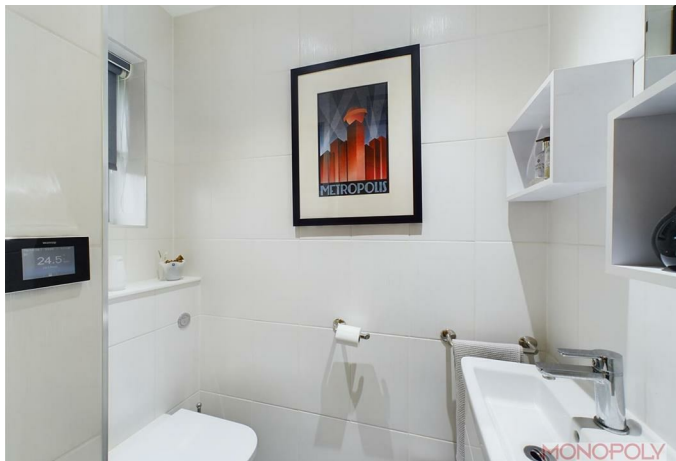
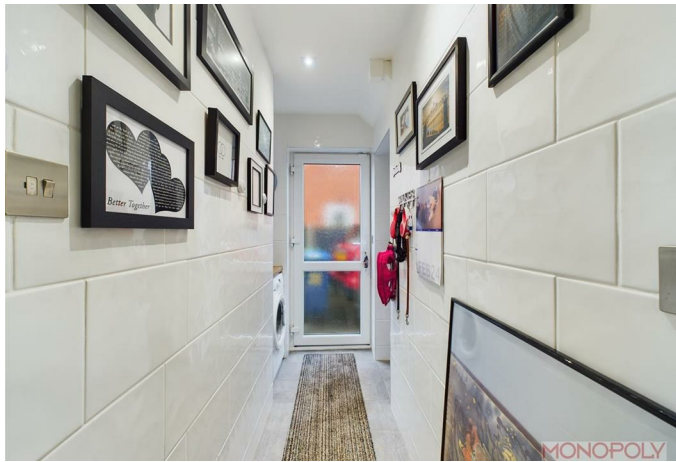
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Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

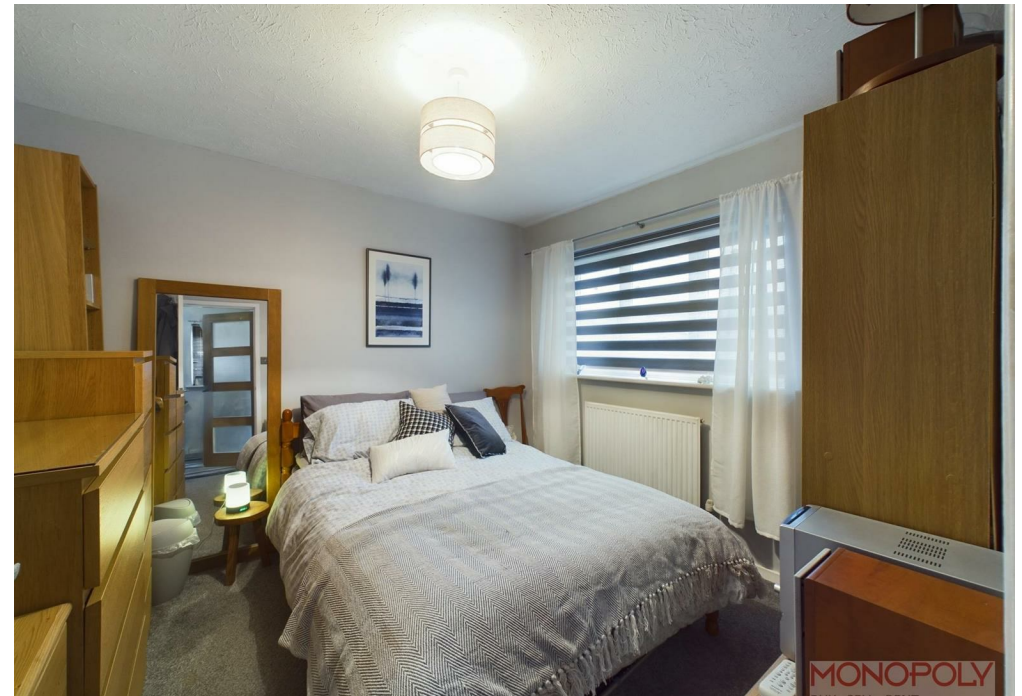
THE PROPERTY MISDESCRIPTIONS ACT 1991

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



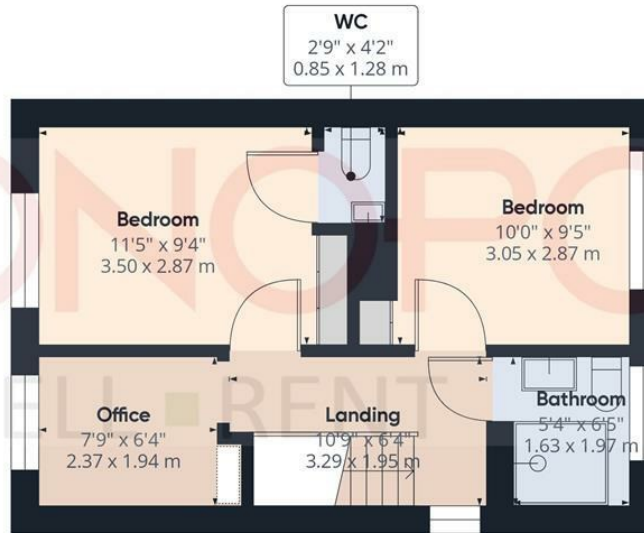


from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we 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.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
879.84 ft²
81.74 m²

(1) 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.

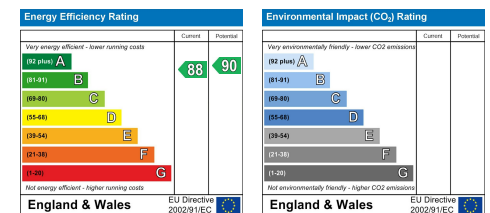
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