



45

Wrexham | | LL11 5UQ

£189,950

MONOPOLY[®]

BUY ■ SELL ■ RENT

45

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" VIEWING HIGHLY RECOMMENDED"

We are DELIGHTED to offer for sale this Beautifully presented Three Bedroom Three Storey Town House, situated on a quiet residential cul-de-sac. This three-storey home benefits from UPVC Double glazing, Gas central heating and the added benefit of two allocated parking spaces. In brief the property accommodation comprises of to the ground floor: Entrance Hallway, Lounge, Cloakroom w.c., Kitchen/Diner with patio doors Opening out to the garden. To the first floor you will find two good sized Bedrooms and a Family Bathroom and to the second floor you will find the Main Bedroom with En-Suite Shower room. Outside to the rear of the property you will find a low maintenance garden with Astro turf and patio area. Located in the Popular village of Tanyfron the property has a number of amenities close to hand including a primary school, shop and has excellent access to the A483.

- THREE BEDROOM
- THREE STOREY TOWN HOUSE
- TOWN HOUSE
- GREAT LOCATION
- TWO DESIGNATED PARKING SPACES
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GARDEN TO THE REAR
- EN SUITE SHOWER ROOM



ACCOMMODATION TO GROUND FLOOR

Hardwood front door gives access to the entrance hallway.

ENTRANCE HALLWAY

With staircase rising off to the first floor accommodation and door to the lounge.

CLOAKROOM

With low level w.c., wash hand basin, tiled floor.

LOUNGE

14'11" x 9'6" (4.557m x 2.910m)

With UPVC Double glazed window to the front with radiator beneath, laminate flooring, wall mounted electric fire and door to Kitchen.

KITCHEN/ DINER

12'10" x 6'1" (3.925m x 1.879m)

Fitted kitchen comprising of wall and base cupboards with complementary work top surfaces, incorporating Four ring gas Hob, electric oven/ grill with stainless steel canopy extractor hood over, stainless steel sink unit with mixer tap, radiator, wall mounted gas central heating boiler, UPVC Double glazed window and UPVC Double glazed French style doors to the rear elevation, plumbing for washing machine,

FIRST FLOOR LANDING

With UPVC Double glazed window to the front with radiator beneath, carpeted flooring, doors off to bedrooms and family bathroom, staircase rising off to the first floor accommodation.

BEDROOM TWO

12'4" x 6'1" (3.765m x 1.879m)

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

BEDROOM THREE

11'4" x 6'2" (3.464m x 1.894m)

With UPVC Double glazed window to the front with radiator beneath, carpeted flooring.

FAMILY BATHROOM

Comprising of Panel enclosed bath with shower over, pedestal wash hand basin, low level w.c., UPVC Double glazed and frosted window to the rear, tiled floor, radiator, Half height tiled walls, extractor fan.

SECOND FLOOR LANDING

with door off to the Main Bedroom.

MAIN BEDROOM

14'9" x 9'5" (4.506m x 2.876m)

Lovely room with UPVC Double glazed window to the front with radiator beneath, two separate built in wardrobes, carpeted flooring, door to the En-Suite Shower room.

EN-SUITE SHOWER ROOM

With Double sized shower cubicle, low level w.c., and wash hand basin set in a vanity unit, Chrome Ladder style radiator/ towel rail, fully tiled walls.

OUTSIDE

To the Front: There is a Store Cupboard, small garden with area of lawn and paved pathway to the front entrance door.

To the Rear: Beautifully presented garden comprising of paved patio area leading to the Astro turf lawn, and with panel enclosed fencing to boundaries and garden shed.

The property also benefits from having two designated parking spaces in the car park at the rear of the property.

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.

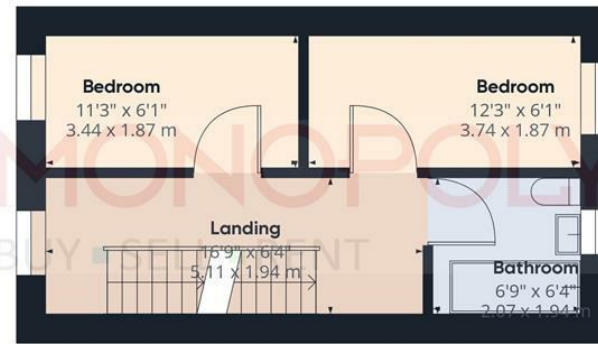
Your home maybe repossessed if you do not keep up repayments on your mortgage







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
799.08 ft²
74.24 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.

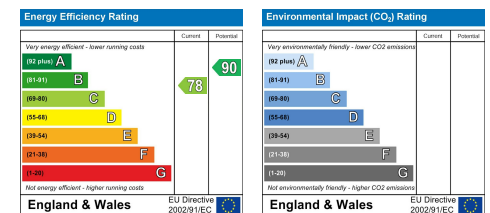
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