



202

Wrexham | | LL12 8DT

£230,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

MONOPOLY[®]
BUY ■ SELL ■ RENT

202

Wrexham | | LLI2 8DT

Located in Wrexham, Wales, a 2-story three bedroom semi detached property that showcases comfort and functionality. Gracing the ground floor is a unified living/dining room and kitchen area. Ascend to Floor 1, and find three generous bedrooms, offering ample spaces for relaxation and privacy. Also on this level is a well-appointed bathroom, finished with a bath and a shower, ensuring a soothing retreat from the day's hustle and bustle. Externally there is ample off road parking on a front drive and a rear garden with patio, lawn and outdoor store. Outside the residence, Acton Park offers a breath of fresh air only a short stroll away. Meanwhile, the watering hole lovers will appreciate the proximity to 'The Acton Park' bar, while families will be pleased to note the nearby Ysgol Wat's Dyke County Primary School, ensuring easy daily drop-offs and pick-ups. This property honestly ticks all the boxes of a cosy, convenient, and central living destination.

- A THREE BEDROOM SEMI DETACHED HOUSE
- OPEN PLAN GROUND FLOOR LIVING/DINING/KITCHEN
- MODERN FITTED KITCHEN
- WELL APPOINTED BATHROOM
- REAR GARDEN
- OFF ROAD PARKING
- POPULAR & CONVENIENT LOCATION
- VIEWING HIGHLY RECOMMENDED!



Entrance Hall

Upvc front door, original timber staircase to first floor, door to living room, under stairs cupboard.

Lounge

12'4" x 10'9" (3.78m x 3.28m)

Bay window to front providing a good degree of natural light, feature timber wall feature, wood effect flooring, open plan to dining area.

Dining Area

12'9" x 6'11" (3.9 x 2.12)

French style doors to the rear, wood effect flooring, open plan into the kitchen.

Kitchen

9'8" x 6'5" (2.95 x 1.96)

Fitted with a modern range of base and wall mounted kitchen units with granite effect work surfaces and tiled splashbacks extending to a breakfast bar with storage cupboards and drawers below. Built in Electrolux electric oven with matching microwave above and four burner gas hob to side under an illuminating extractor hood. Composite single sink, drainer and mixer tap under a tilting UPVC double glazed window over the rear garden. Space and plumbing for a washing machine. Built in Whirlpool dishwasher. Space for a tall fridge/freezer. Tiled floor. Ceiling downlights.

First Floor Landing

Doors to three bedrooms and bathroom, window to side, attic hatch.

Bedroom One

12'11" x 9'6" (3.96 x 2.92)

Window to front, laminate flooring.

Bedroom Two

12'11" x 9'6" (3.96 x 2.9)

Window to rear, wood effect laminate.

Bedroom Three

7'1" x 6'11" (2.18 x 2.13)

Window to front, laminate flooring.

Family Bathroom

With a jacuzzi jet bath, fully tiled shower cubicle with dual shower heads, low level WC and vanity wash hand basin with cupboards below. Part tiled walls and tiled floor. Built in corner airing cupboard housing a Worcester gas central heating boiler. Frosted UPVC double glazed window to rear. Stainless steel heated towel rail. Ceiling downlights.

Outside

Front driveway with space for two/three cars.

Lawned garden with shrubs to side. A gate leads through to the rear. This reveals a raised paved patio under a gazebo style structure, and has steps down to a further lawned garden with a substantial brick outhouse.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2003

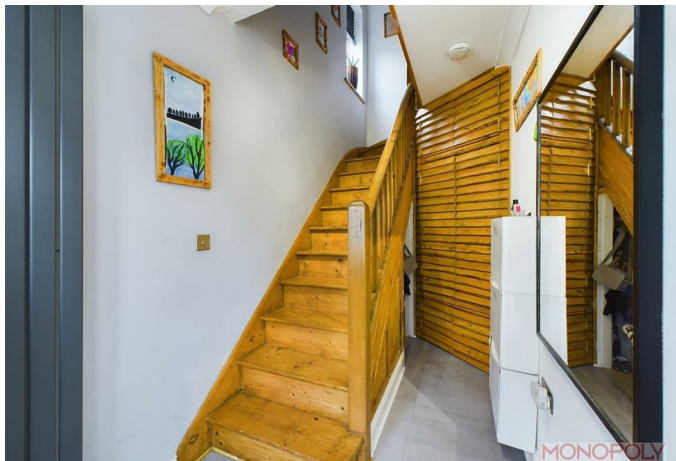
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

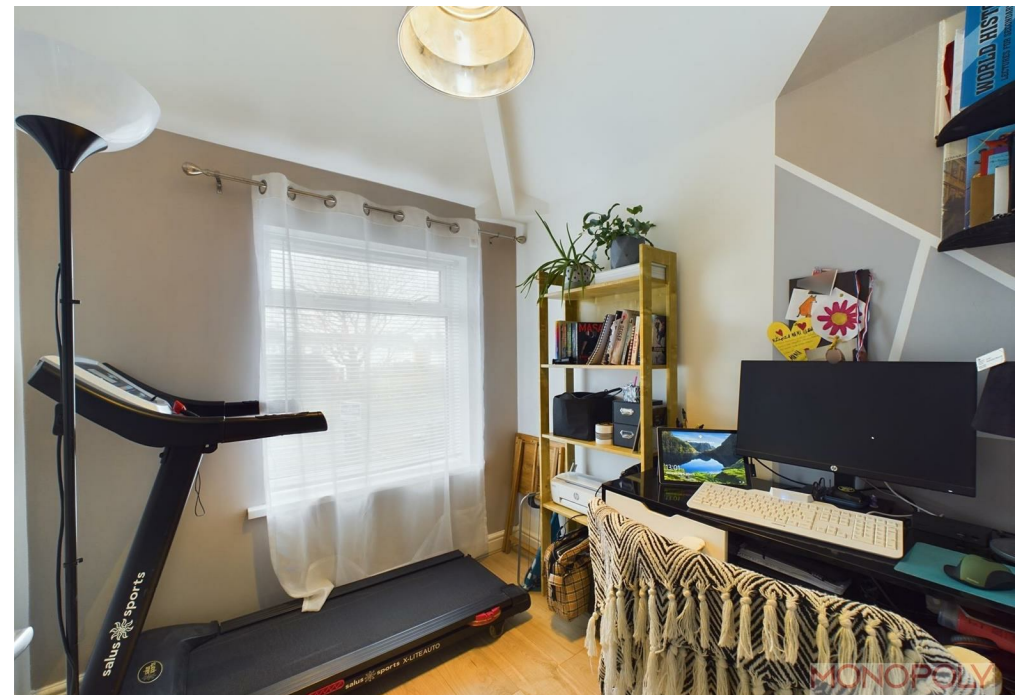
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.

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.

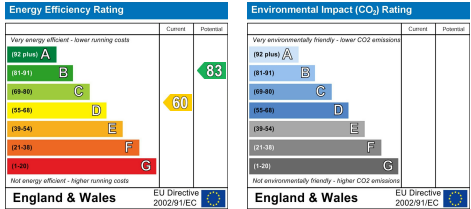




MONEY LAUNDERING REGULATIONS 2003

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.





Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY[®]
BUY ■ SELL ■ RENT