



6

Wrexham || LL13 9SX

£180,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

MONOPOLY
BUY ■ SELL ■ RENT

6

Wrexham | | LL13 9SX

"VIEWING HIGHLY RECOMMENDED"

We are DELIGHTED to Offer For Sale this BEAUTIFULLY PRESENTED attractively presented Two Bedroom Mid Mews property Located in a very SOUGHT AFTER Area, benefiting from designated off road parking, Gas Central Heating and UPVC double glazing throughout.

This is an ideal opportunity for a first time buyer so a viewing is recommended to appreciate the accommodation on offer, which comprises of : Entrance Hall through to Lounge/Dining Room, Beautifully Presented Kitchen, Conservatory to the ground floor and on the First Floor there are two Double Bedrooms and the Family Shower room. To the outside there is a good sized garden laid to lawn and sitting area and to the rear small garden off the conservatory.

The property is situated close to the City centre in the Borrass park area of Wrexham and has a wealth of local amenities close to hand including good local primary schools, a range of shops and good access to the A483 for for travel to Chester, Shropshire and beyond.

- TWO BEDROOM
- MEWS STYLE COTTAGE
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CONSERVATORY



ACCOMMODATION TO GROUND FLOOR

Hardwood front door gives access to the Entrance hallway.

ENTRANCE HALLWAY

With Oak wood flooring, single panel radiator, cloaks cupboard, door leading into the Lounge.

LOUNGE

18'8" x 10'5" (5.695m x 3.178m)

Comprising of a UPVC Double glazed window to the front, single panel radiator, oak wood flooring, staircase rising off to the first floor.

KITCHEN/ BREAKFAST ROOM

12'2" 7'4" (3.711m 2.252m)

Beautifully presented kitchen comprising a good range of wall and base cupboards with complementary worktop surfaces, incorporating Four ring electric hob, oven/grill with canopy extractor hood above, tiled floor, One and half bowl ceramic sink unit with mixer tap, breakfast bar space for fridge/ freezer, door to the conservatory.

CONSERVATORY

13'5" x 9'7" (4.102m x 2.928m)

With UPVC Double glazed units, tiled floor and UPVC Double glazed door to the rear garden.

FIRST FLOOR LANDING

UPVC Double glazed window to the rear, airing/ storage cupboard, access to the loft space.

BEDROOM ONE

13'4" 8'9" (4.071m 2.670m)

UPVC Double glazed window to the front with radiator beneath, carpeted flooring, wardrobe space and further hanging rail space.

BEDROOM TWO

9'7" x 8'10" (2.935m x 2.694m)

UPVC Double glazed window to the front with radiator beneath, built in wardrobe, carpeted flooring, spotlights to ceiling.

FAMILY BATHROOM

Beautifully designed Shower room with double sized shower cubicle, low level w.c., wash hand basin set in a vanity unit, tiled floor, black ladder style radiator/towel rail, UPVC Double glazed frosted window to the rear.

OUTSIDE TO THE FRONT

There is a good sized garden laid to lawn and sitting area with pathway leading to the front entrance. There is also designated parking to the property.

OUTSIDE TO THE REAR

Easy maintained pebbled back garden area to the rear with panel enclosed fencing to the rear boundaries. There is also a garden storage shed and gated access to the back pathway.

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 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

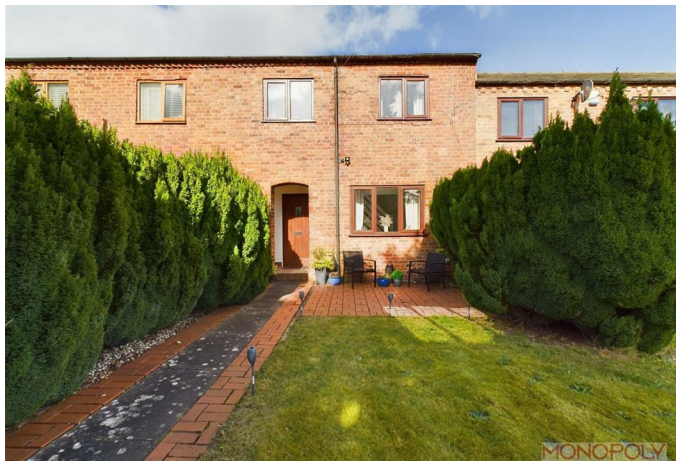
MORTGAGES

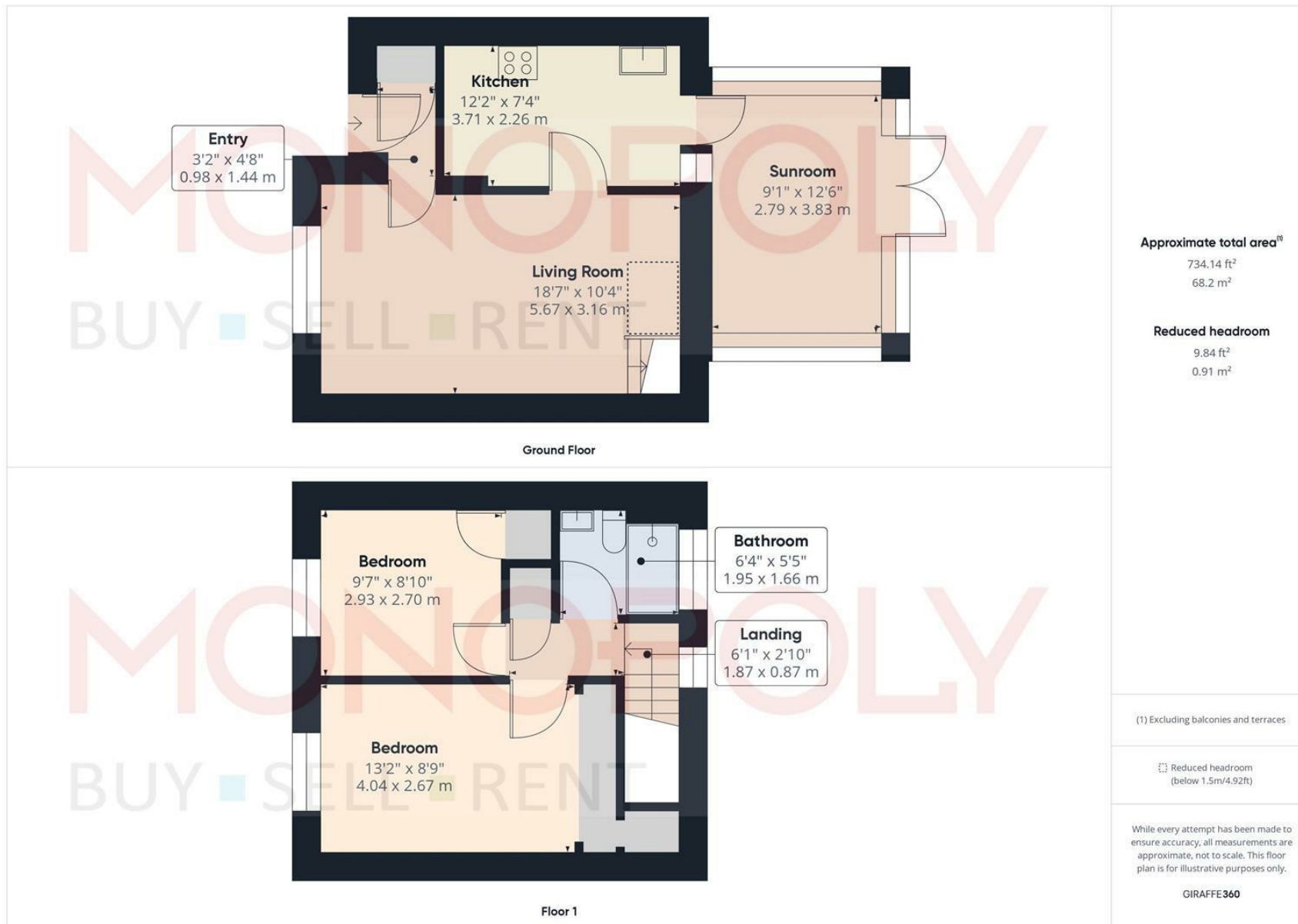
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

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





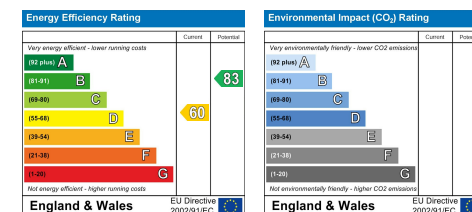


MONEY LAUNDERING REGULATIONS 2003

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