



191

Wrexham | | LL12 7YB

£115,000

**MONOPOLY**<sup>®</sup>

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# 191

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"NO CHAIN"

A deceptively spacious Two Bedroom Ground floor apartment situated close to Acton Park on the outskirts of Wrexham Town centre. The property offers impressively spacious rooms including a good sized Kitchen, Two Double Bedrooms and also benefits from having a lovely aspect to the front. In brief the property comprises of; Entrance Hallway, Lounge, Kitchen/ Breakfast Room, Two bedrooms and a Bathroom. Externally there is a garden laid to lawn, belonging to the property which is accessed to the rear. The property is located in the Acton area of Wrexham close to Acton park and a short distance away from the city centre where there are a wealth of amenities as well as schools, bus routes and good access to the A483 for commuting.

- TWO BEDROOM
- GROUND FLOOR APARTMENT
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GARDEN TO REAR
- SOUGHT AFTER LOCATION
- NO CHAIN





## ACCOMMODATION TO GROUND FLOOR

UPVC Double glazed and frosted door with matching side window to the entrance hallway

## ENTRANCE HALLWAY

With single panel radiator, under stairs cupboard, doors off to all the rooms.

## LOUNGE

14'0" x 11'11" (4.289m x 3.635m)

UPVC Double glazed window to the front, double panel radiator, Adam style wooden fire surround with marble effect backdrop and hearth with gas fire inset.

## KITCHEN /DINING AREA

13'11" x 11'10" (4.252m x 3.623m)

Comprising of wall and base cupboards with worktop surfaces, space for cooker, single bowl sink unit with mixer tap, space and plumbing for washing machine, space for fridge, airing cupboard, UPVC Double glazed and frosted door to the rear, wall mounted Gas central heating boiler

## BEDROOM ONE

12'0" x 10'8" (3.673m x 3.270m)

UPVC Double glazed window to the front with single panel radiator beneath,

## BEDROOM TWO

10'8" x 8'2" (3.268m x 2.490m)

UPVC Double glazed window to the rear, single panel radiator.

## FAMILY BATHROOM

Panel enclosed bath with shower over, wash hand basin, low level w.c., radiator, UPVC Double glazed and frosted window to rear.

## OUTSIDE

TO THE FRONT: Open plan area to the front with pathway leading to the front door and also giving access to the side and rear

TO THE REAR: Area of lawn and a communal washing line area.

## 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

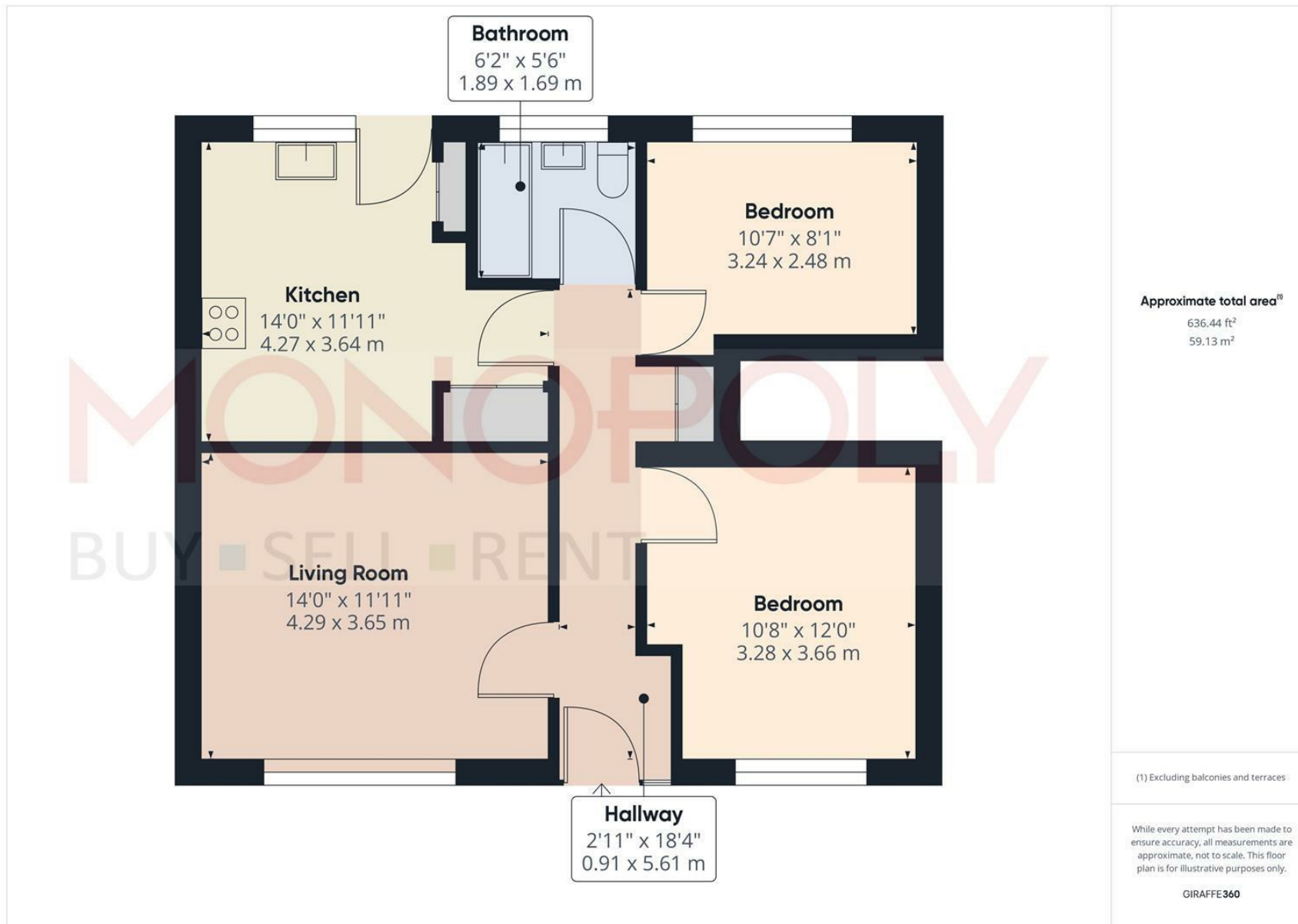
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

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



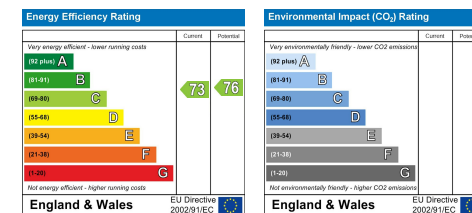




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