



Ffordd Elfed, Wrexham LL12 7LU Offers In Excess Of £250,000

An immaculately presented 3 bedroom semi-detached property situated within a popular residential location close to Wrexham city centre. This deceptively spacious property offers a spacious lounge with separate dining room, 2 good size double bedrooms and a single bedroom, well maintained rear garden and off road parking and a single garage to the front of the property. Located in the Rhosnesni area of Wrexham close to Acton park with a wealth of local amenities close to hand including primary and secondary schools as well as being close to the city centre and with good road routes out for commuting. In brief the property comprises of; hallway, lounge, dining room, kitchen and downstairs w.c to the ground floor and 3 bedrooms and a bathroom to the first floor.

- An immaculately presented 3 bedroom semi-detached property
- Spacious hallway and lounge
- Solar Panels
- Deceptively spacious
- Well maintained rear garden
- VIEWING HIGHLY RECOMMENDED



Hallway

4.98m x 2.16m (16'4" x 7'1")

An impressively spacious hallway with open tread staircase to the first floor with storage space below, double glazed window to the front, carpeted flooring, internal glazed panel and door into the lounge.

Lounge

5.41m x 3.58m (17'8" x 11'8")

A spacious and immaculately presented lounge with a large double glazed window to the front, carpeted flooring, living flame gas fire with matching surround and hearth, double doors into the dining area.

Dining Room

2.97m x 2.36m (9'8" x 7'8")

With wood effect flooring, double glazed french doors off to the rear garden, opening into the kitchen.

Kitchen

4.04m x 2.67m (13'3" x 8'9")

Well appointed with a range of matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, built in electric oven, 4 ring gas hob, extractor fan over, part tiled walls, tiled flooring, plumbing for a washing machine, space for a refrigerator and freezer, double glazed window to the rear.

Rear hall

with a door off to the rear garden, tiled flooring, door to downstairs w.c

Downstairs w.c

With a low level w.c, double glazed window.

First Floor Landing

With carpeted flooring, access to the loft space.

Bedroom 1

3.99m x 3.58m (13'1" x 11'8")

A good size and well presented bedroom with modern fitted wardrobes with sliding doors, double glazed window to the front, carpeted flooring.

Bedroom 2

3.35m x 2.97m (10'11" x 9'8")

A double bedroom with a double glazed window to the rear, wood effect flooring.

Bedroom 3

2.67m x 2.06m (8'9" x 6'9")

With a double glazed window to the front, carpeted flooring, fitted shelving.

Bathroom

2.64m x 2.36m (8'7" x 7'8")

Fitted with a white suite comprising of a low level w.c, pedestal wash hand basin, bath with shower over, part tiled walls, double glazed window, cupboard housing the gas combination boiler.

Rear Garden

To the rear is a good size well established garden with a blocked paved patio leading on to a predominantly lawned garden with mature planted borders.

Front

To the front is a lawned garden with planted borders and a concrete driveway providing off road parking and leading to a single garage with up and over door.

Additional Information

The property has solar panels providing cheaper electricity and a regular income from the National grid.

Important information

MONEY LAUNDERING REGULATIONS 2 0 0 3
Intending purchasers will be asked to produce

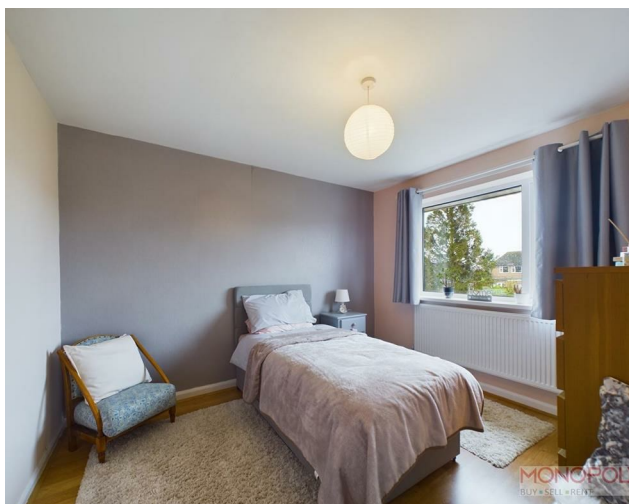


identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.











Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

