



38

Wrexham | | LL13 9HQ

Offers In Excess Of £350,000

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" VIEWING HIGHLY RECOMMENDED to APPRECIATE THE ACCOMMODATION ON OFFER".

We are DELIGHTED to offer For Sale this Immaculately presented and STUNNING Four Bedroom family home situated within the POPULAR and SOUGHT after residential location of Borrás in Wrexham. This BEAUTIFULLY PRESENTED property has been EXTENDED in the past to produce a spacious home offering versatile living accommodation with Open plan Kitchen/Living/Dining Area with Bi Folding doors opening to the rear garden with Three reception rooms, Four double bedrooms, well maintained gardens, all of which can only be appreciated via internal inspection.

In brief the property Accommodation comprises of; Entrance Hall, Downstairs Cloakroom w.c, Lounge, Open plan Kitchen/ Living /Dining Room, Snug/study, Utility room, Four Double bedrooms, En-Suite and Family Bathroom to the first floor accommodation. Outside Beautifully presented gardens and off road parking to the front.

The suburb of Borrás offers a wealth of local amenities including various shops, schools and sits on the outskirts of Wrexham town centre and having excellent access to the Industrial estate and major road networks out of Wrexham.

- FOUR BEDROOM EXTENDED
- DETACHED HOUSE
- OPEN PLAN LIVING/ KITCHEN/DINING ROOM
- BI FOLDING DOORS TO THE GARDEN
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING
- GOOD SIZED GARDEN TO THE REAR
- EN SUITE SHOWER ROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING



ACCOMMODATION TO THE GROUND FLOOR

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

ENTRANCE HALLWAY

With under stairs storage cupboard, doors leading off to the lounge, snug/study and open plan kitchen, staircase rising off to the first floor accommodation.

SNUG/ STUDY

9'1" x 7'11" (2.790m x 2.430m)

UPVC Double glazed window to the front with radiator beneath, spotlights to ceiling, door leading to downstairs cloakroom.

DOWNSTAIRS CLOAKROOM

Comprising of low level w.c., wash hand basin set in a vanity unit, UPVC Double glazed and frosted window to the side, tiled floor.

LOUNGE

13'4" x 12'7" (4.087m x 3.837m)

Bright and airy room comprising of a UPVC Double glazed window to the front, single panel radiator, laminate flooring, Adam style Natural Limestone fire surround with gas fire inset.

OPEN PLAN KITCHEN/LIVING/DINING ROOM

22'10" x 18'4" (6.981m x 5.604m)

A Simply Stunning room in Open Plan style living comprising of a Beautifully presented modern kitchen with a good range of wall and base cupboards in HI Gloss including corner larder unit, complementary Quartz stone work top surfaces incorporating built in four ring Induction hood, built in Teppanyaki grill plate, Instant hot water tap, space for fridge freezer, Breakfast bar with Integral wine cooler, Integral dishwasher, built in steam oven/grill/microwave, three double glazed Velux windows to the ceiling, Integral gas fire with remote control, spotlights to the ceiling, built in blue tooth speaker system to the ceiling. The Star feature of the room is the BI Folding doors with integral Venetian blinds, which open to the rear garden

DINING AREA

18'4" x 9'1" (5.604m x 2.788m)

With tiled floor, radiator, door to the utility room

UTILITY ROOM

9'4" x 7'9" (2.865m x 2.385m)

A useful addition to any property this utility room comprises of Oak wall and base cupboards with complementary worktop surfaces, incorporating circular bowl sink unit with mixer tap, plumbing for washing machine, space for tumble drier, tiled floor, spotlights to the ceiling, UPVC Double glazed and frosted door to the rear, door to walk in cupboard.

WALK IN STORAGE CUPBOARD

Where the Gas Central Heating boiler is situated and which also has wall and base cupboards with worktop areas, tiled floor.

FIRST FLOOR LANDING

With doors leading off to all rooms.

MAIN BEDROOM

19'5" x 7'10" (5.938m x 2.404m)

Spacious room, with UPVC Double glazed windows to the front and side, radiator, spotlights to the ceiling, laminate flooring, door giving access to the En-Suite shower room.

EN SUITE SHOWER ROOM

With a Dual sized shower cubicle with rainforest shower head, low level w.c., wash hand basin set in a vanity unit, fully tiled walls and floor, Chrome ladder style radiator/towel rail, UPVC Double glazed and frosted window to the rear.

BEDROOM TWO

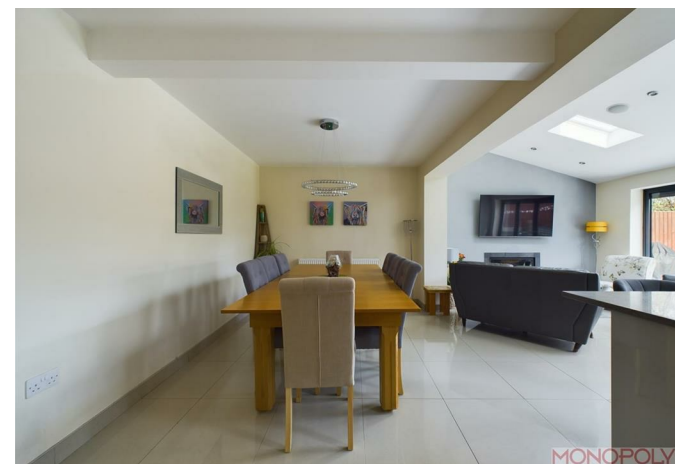
11'10" x 11'7" (3.613m x 3.553m)

UPVC Double glazed window to the front with radiator beneath, built in wardrobes with mirrored sliding doors, laminate flooring.

BEDROOM THREE

11'2" x 9'10" (3.423m x 3.020m)

UPVC Double glazed window to the rear with radiator





beneath, built in wardrobes and dressing table, laminate flooring.

BEDROOM FOUR

8'6" x 7'2" (2.606m x 2.198m)

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

FAMILY BATHROOM

With shower cubicle, low level w.c and wash hand basin set in vanity unit, airing cupboard, UPVC Double glazed and frosted window to the front, Chrome ladder style radiator/ towel rail, tiled floor.

OUTSIDE TO THE FRONT

Patterned concrete driveway to the front offering off road parking for four to six vehicles and path to the right hand side giving access to the rear.

OUTSIDE TO THE REAR

Feature natural stone paved patio area leading to the lawn, second paved patio /sitting area, Pergola with tiled roof, garden shed and panel enclosed fencing to the boundaries.

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.

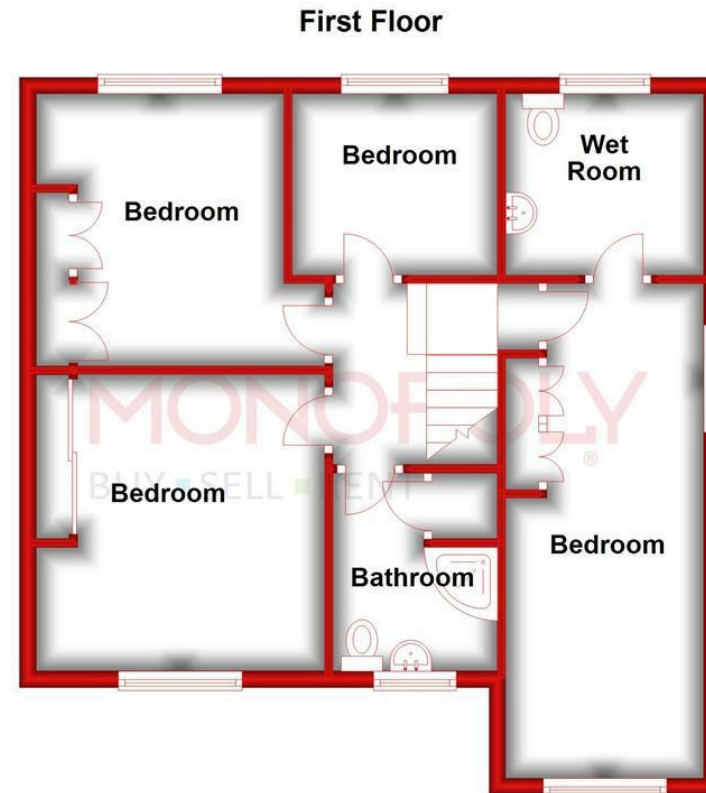
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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





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Energy Efficiency Rating		Current	Maximum
Very energy efficient - lower running costs	(92-95) 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	Maximum
Very environmentally friendly - lower CO ₂ emissions	(81-91) A		
(61-80) B			
(39-60) C			
(19-54) D			
(11-18) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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