



16

Wrexham | LL12 7SG

Offers In Excess Of £300,000

**MONOPOLY**  
BUY ■ SELL ■ RENT

# 16

Wrexham | | LL12 7SG

" VIEWING IS HIGHLY RECOMMENDED"

We are DELIGHTED to Offer FOR SALE this BEAUTIFULLY PRESENTED AND SPACIOUS Three/ Four Bedroom Detached Family Home which offers GENEROUS Family Living Accommodation to briefly comprise Entrance Porch, Entrance Hall, Dining Room/ Bedroom Four, Lounge, Fitted Kitchen. To the First Floor there is the Main Bedroom with En-Suite Bathroom, Second Bedroom with En-Suite Shower Room and a Spacious Third Double Bedroom. The Property BENEFITS from Gas Central Heating, UPVC Double glazing and externally there are good size gardens to the front and rear, there is a large carport to the left hand side which leads to the Detached garage which has an inspection pit and Home office to the rear, currently being used as a Gym. LOCATED in the sought after Borrass area of Wrexham. The property benefits from having a wealth of local amenities close to hand including various shops, primary school and excellent access to the A483 and major road networks beyond.

- THREE/FOUR BEDROOM
- DETACHED HOUSE
- WELL PRESENTED
- RECENTLY FITTED MODERN KITCHEN
- VIEWING HIGHLY RECOMMENDED
- TWO EN SUITES
- GARAGE
- GARDENS TO FRONT AND REAR
- SOUGHT AFTER LOCATION



## ACCOMMODATION TO GROUND FLOOR

UPVC Double glazed front entrance door giving access to the Porch.

## ENTRANCE PORCH

UPVC double glazed windows to front and side.  
UPVC Double glazed door leading into the Hallway.

## HALLWAY

Staircase rising off to the first floor accommodation, wood effect laminate flooring, radiator, built in cloaks cupboard, under stairs storage

## SITTING ROOM/ BEDROOM FOUR

12'4" x 12'2" (3.78m x 3.71m )  
UPVC double glazed window to front. Wood laminate flooring.

## LOUNGE

16'6" x 12'6" (5.030m x 3.830m )  
UPVC Double glazed French doors with matching windows opening into the rear garden patio area, wood effect laminate flooring, Adam style fire surround with electric fire inset

## KITCHEN/DINING ROOM

18'1" x 9'2" (5.53m x 2.81m)  
A BEAUTIFULLY APPOINTED, RECENTLY FITTED MODERN KITCHEN OFFERING A RANGE OF MODERN WHITE GLOSS WALL, DRAWER AND BASE UNITS, WOOD EFFECT WORK SURFACES WITH INSET STAINLESS STEEL SINK AND DRAINER, INTEGRATED DISHWASHER, BUILT IN 'ZANUSSI' ELECTRIC OVEN, 4 RING 'ZANUSSI' INDUCTION HOB, SPACE FOR A FRIDGE/FREEZER, PLUMBING FOR A WASHING MACHINE, PART TILED WALLS, DOUBLE GLAZED WINDOW TO THE SIDE, DOOR OFF TO THE REAR GARDEN, WALL MOUNTED GAS COMBINATION BOILER.

## DOWNSTAIRS W.C

FITTED WITH A LOW LEVEL W.C WITH CONCEALED CISTERN, WASH HAND BASIN WITH VANITY UNIT UNDER, DOUBLE GLAZED WINDOW.

## FIRST FLOOR LANDING AREA

With doors leading off to the bedrooms

## BEDROOM ONE

16'4" x 12'8" (5.001m x 3.864m )  
UPVC Double glazed window to the front, radiator, wood effect laminate flooring, Built in storage. Coved ceiling, Built in wardrobe facilities, Door giving access to the En Suite Bathroom

## EN-SUITE BATHROOM

12'4" x 7'6" (3.777m x 2.291m )  
UPVC Double glazed and frosted window to the rear, modern vertical radiator with mirror inset, Fitted Four piece suite comprising low level w.c., wash hand basin set in vanity unit, freestanding bath, shower cubicle with fitted shower.

## BEDROOM TWO

15'9" x 8'7" (4.810m x 2.638m )  
UPVC Double glazed window to the front, radiator, access to the loft space, Fitted mirrored wardrobes with sliding doors, UPVC Double glazed and frosted Port hole style window to side elevation, door to En-Suite.

## ENSUITE SHOWER ROOM

8'7" x 7'4" (2.630m x 2.239m )  
Comprising of a shower cubicle with shower, low level w.c., wash hand basin set in vanity unit, ladder style chrome towel rail, tiled floor, extractor fan, UPVC Double glazed and frosted window to the rear





### BEDROOM THREE

18'0" x 9'5" (5.49m x 2.87m )

UPVC Double glazed window to rear elevation. wood effect laminate flooring, double panel radiator.

### OUTSIDE

To the front of the property there is a drive providing off road parking with up and over door giving access to a car port which runs the length of the side of the property with which in turn leads to the detached garage with power and lighting laid on and having an inspection pit. There are lawned gardens with raised borders To the rear there is an enclosed paved patio area leading to a garden which is laid to lawn and pathway leading down to a further fully paved garden area and giving access to the home office, which is currently being used as a gym, which is situated behind the garage.

### ADDITIONAL INFORMATION

Council tax band

E (£2,128 p/yr)

### MORTGAGES

Our recommended experienced independent Mortgage specialists offer a fee free service and 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 01978 800186 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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**Approximate total area<sup>(1)</sup>**  
 1332.03 ft<sup>2</sup>  
 123.75 m<sup>2</sup>

**Reduced headroom**  
 3.78 ft<sup>2</sup>  
 0.35 m<sup>2</sup>

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(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

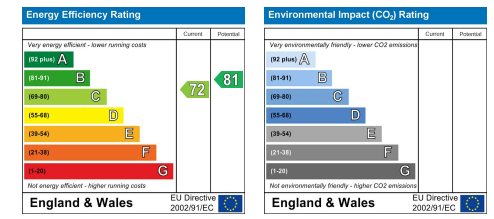
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

**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.





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