



26

Wrexham | LL13 9LX

£240,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

26

Wrexham | | LL13 9LX

"VIEWING IS HIGHLY RECOMMENDED"

We are delighted to Offer For Sale This SPACIOUS AND BEAUTIFULLY PRESENTED Three Bedroomed Semi Detached House Situated on THE POPULAR and SOUGHT AFTER Residential area of the Goulbourne. The property benefits from Gas Central Heating and UPVC double glazing. The Accommodation Briefly Comprises : Entrance Porch, Lounge, Kitchen/ Dining Room, Downstairs Cloakroom to the ground floor and on the first floor there are Three Bedrooms and Bigger than average Family Bathroom with Double Sized Shower Cubicle. Outside to the front the driveway leads you to the front of the property and offers off road parking for up to Three vehicles. The rear garden is Large and is also mainly laid out to lawn and has a patio/sitting area. Mile Barn Road is close to local amenities including shops, schools, and public transport commuting is within easy access to major link road

- THREE BEDROOM
- SEMI DETACHED HOUSE
- SOUGHT AFTER LOCATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GOOD SIZED GARDEN TO THE REAR
- OFF ROAD PARKING
- DOWNSTAIRS CLOAKROOM
- MODERN KITCHEN



ACCOMMODATION TO GROUND FLOOR

Composite double glazed door with UPVC Double glazed and frosted window to the Porch,

ENTRANCE PORCH

With storage cupboard, laminate flooring, radiator, internal door giving access to the garage, door to the lounge.

LOUNGE

15'1" x 11'1" (4.607m x 3.390m)

UPVC Double glazed window to the front with radiator beneath, laminate flooring, half height wood panelled walls, spotlights to the ceiling and door leading into the Kitchen/ Dining Room.

KITCHEN /DINING ROOM

19'6" x 8'3" (5.952m x 2.517m)

Beautifully presented modern kitchen, comprising of a good range of wall and base cupboards with complementary worktop surfaces incorporating one and half bowl stainless steel sink unit with mixer tap, Built in four ring electric induction hob with extractor fan above, built in oven, built in microwave, Cupboard housing the Gas central heating boiler, Integral Dishwasher, Integral Fridge/ Freezer, UPVC Double glazed window to the rear, UPVC Double glazed doors to the rear, tiled floor, modern vertical radiator, spotlights to the ceiling.

DOWNSTAIRS CLOAKROOM

Comprising of a low level w.c., storage cupboard, wash hand basin, brick style tiled splash backs, extractor fan.

FIRST FLOOR LANDING

With access to the loft space, built in storage cupboard and doors leading off to the bedrooms and family bathroom,

BEDROOM ONE

12'5" x 10'8" (3.793m x 3.275m)

UPVC Double glazed window to the front, with radiator beneath, laminate flooring, built in wardrobes and drawer units,

BEDROOM TWO

10'10" x 10'8" (3.322m x 3.269m)

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

BEDROOM THREE

8'10" x 8'4" (2.705m x 2.558m)

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

FAMILY BATHROOM

8'4" x 7'11" (2.548m x 2.424m)

Beautifully presented with Panel enclosed spa bath with shower

attachment, double sized shower cubicle, low level w.c., floating wall mounted wash hand basin, fully tiled walls, tiled floor, UPVC Double glazed and frosted window to the rear, modern vertical radiator, extractor fan.

OUTSIDE TO THE FRONT

Pebbled driveway to the front offering off road parking for two to three vehicles

OUTSIDE TO THE REAR

Large paved patio area and lawned garden made private by panel enclosed fencing tot he boundaries.

IMPORTANT INFORMATION

Key facts interactive report link available in video tour and brochure sections.

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.

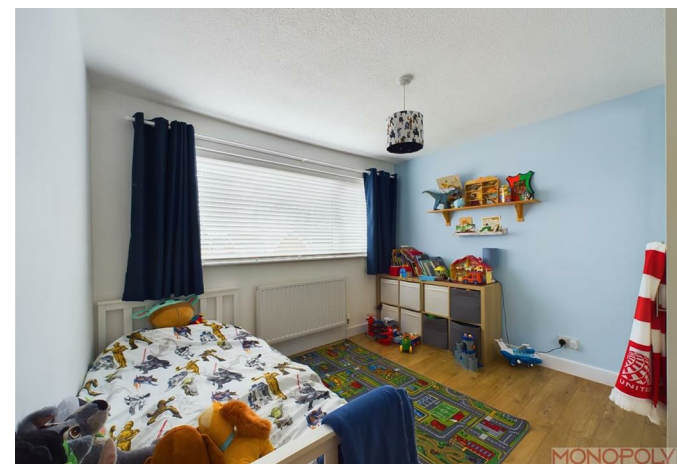
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of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





MONEY LAUNDERING REGULATIONS 2003
 BUY ■ SELL ■ RENT



Ground Floor

Approximate total area⁽¹⁾
 945.84 ft²
 87.87 m²

MONEY LAUNDERING REGULATIONS 2003
 BUY ■ SELL ■ RENT



Floor 1

(1) Excluding balconies and terraces

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.

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	(92-100) 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	Target
Very environmentally friendly - lower CO ₂ emissions	(82-91) A		
(61-81) B			
(39-60) C			
(25-38) D			
(16-24) E			
(11-15) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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