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Wrexham | LL11 2EZ

£285,000

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Situated on Top Farm Road in Wrexham, Wales, this charming two-story detached residence spans an area of 1130.21 square feet featuring two reception rooms, four bedrooms and two bathrooms. The ground floor boasts several facilities, including a utility room, a WC, an exquisite living room complemented with a cosy fireplace, a dining room, and a fully equipped kitchen. The first floor is home to four bedrooms and two well-fitted bathrooms. To complete this delightful package, the property is also furnished with off road parking on a tarmac drive, a garage for added convenience and an attractive enclosed rear garden. The house embraces a neutral ambiance, offers versatile living accommodation in a popular and convenient location. Situated in an area that showcases the best of lifestyle and leisure, it is in close proximity to a range of venues. These include the renowned Wrexham University, the lively SToK Cae Ras Stadium, the convenient Sainsbury's Supermarket, Alyn Waters Country Park, Wrexham Tennis Centre, and the Total Fitness Wrexham gym. This property's strategic location and comprehensive features present the perfect home for diverse living needs.

- A FOUR BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- UTILITY ROOM
- DOWN STAIRS WC
- FAMILY BATHROOM PLUS EN SUITE SHOWER ROOM
- ATTRACTIVE REAR GARDEN
- OFF ROAD PARKING
- GARAGE
- POPULAR & CONVENIENT LOCATION



Hallway

Parquet style flooring, doors to wc, kitchen and lounge, stairs to first floor.

WC

Tile effect floor, hand wash basin, wc, window to front.

Lounge

Carpet, window to front, electric fire, complementary surround, double doors to dining room.

Dining room

Carpet, French doors to rear, coving.

Kitchen

Fitted range of wall and base units, complementary worktops, stainless sink drainer, mixer tap, electric double oven, gas hob, extractor, dishwasher, fridge/freezer, window to rear, tile effect floor, door to utility.

Utility

External door to side, sink drainer, space and plumbing for washing machine, wall mounted Worcester gas boiler.

First floor landing

Carpet, window to side, doors to bedrooms and bathroom, storage cupboard, attic hatch to loft.

Bedroom One

Carpet, window to front, door to en suite.

En Suite

Shower enclosure, sink, wc, tile effect floor, part tiled walls, spotlights.

Bedroom Two

Carpet, window to rear.

Bedroom Three

Carpet, window to rear.

Bedroom Four

Carpet, window to front.

Bathroom

Panel bath, shower enclosure, wc, hand wash basin, tile effect flooring, window to rear, part tiled walls.

Outside

Stove paved path to front door with cottage style planted front garden.

Tarmac drive to side leading to a single garage with up and over door. Gate to rear garden with attractive stone paved patio adjacent house gate to lawn with beautiful mature planting to borders.

Key Facts

*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.





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Energy Efficiency Rating		Current	Provisional
Very energy efficient - lower running costs (92 plus)	A		87
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Provisional
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			



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