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Wrexham | | LL11 2SP

£325,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

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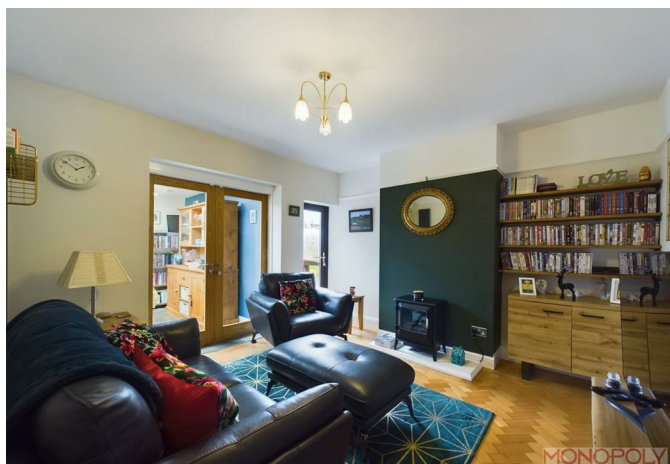
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Wrexham | | LLI | 2SP

Welcome to this fantastic property located on Kenyon Avenue in the sought after Garden Village area of Wrexham. This delightful semi-detached house boasts three reception rooms, perfect for entertaining guests or simply relaxing with your family. With three bedrooms, there is ample space for everyone to unwind and rest comfortably. The property has been extended to the rear and offers a versatile annexe style space that can be used as a guest suite, home office, or even a cosy retreat. with open plan living room/bedroom area and a shower room. Parking will never be an issue with space available for up to four vehicles, making hosting gatherings or having visitors a breeze. Located in a desirable area, this property offers a perfect blend of comfort and functionality. Whether you are looking for a family home with room to grow or a peaceful retreat to call your own, this property on Kenyon Avenue is sure to capture your heart. Don't miss out on the opportunity to make this house your home!

- A SIGNIFICANTLY EXTENDED SEMI DETACHED HOUSE
- THREE/FOUR BEDROOMS
- THREE/FOUR RECEPTION ROOMS
- FAMILY BATHROOM
- GROUND FLOOR SHOWER ROOM
- GENEROUS REAR GARDEN
- AMPLE OFF ROAD PARKING
- GARAGE
- POPULAR & CONVENIENT LOCATION
- VIEWING HIGHLY RECOMMENDED!



Internal Accommodation

Ground Floor

Hallway - With a composite front door, stairs to first floor, carpet, doors to two reception rooms and kitchen, storage cupboard.

Lounge - Parquet flooring, bay window to front, wood burner set on slate hearth with timber lintel over.

Family Room - Parquet flooring double doors to dining room.

Kitchen - Fitted range of wall and base units, complementary granite worktops, stainless sink, mixer tap, range cooker, spaces for dishwasher, washing machine and dryer, window to side, tiled splashbacks, open plan to dining room, slate tiled floor, wall mounted gas boiler.

Dining Room - Orangery style glazing to ceiling that allows an excellent degree of natural light, external door to side, spotlights, door to annex.

Annexe

Open plan living area - With ample space for a bed if required, carpet, storage cupboard, two sets of French doors to garden, door to shower room.

Shower room - Shower enclosure with electric shower over, wc, sink in vanity unit, tiled walls and floor, window to side.

First Floor

Landing - Carpet, doors to 3 bedrooms, bathroom and wc.

Bedroom One - carpet, bay window to front.

Bedroom Two - Carpet, window to rear, two fitted wardrobes.

Bedroom Three - Window to rear, carpet,

wardrobe with sliding doors.

Wc - With toilet, window to side, tiled floor.

Bathroom - Panel whirl pool bath, central taps, walk in shower, sink in vanity, tiled floor, window to front, heated towel rail.

Outside

Front tarmac drive providing ample off road parking.

Single garage with up and over door, power and lighting.

Rear garden with patio adjacent to house, path to rear, lawn, raised vegetable bed, green house, further patio area, timber deck to the rear with, summerhouse.

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.





Approximate total area⁽¹⁾
 1733.61 ft²
 161.06 m²

(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.

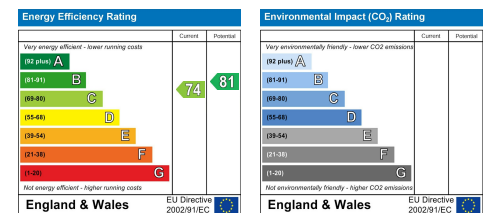
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