



2

Wrexham | | LL11 5SR

Offers In Excess Of £160,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT

MONOPOLY

## 2

Wrexham | | LLI | 5SR

"VIEWING HIGHLY RECOMMENDED"

We are delighted to offer For Sale this BEAUTIFULLY PRESENTED Two bedroomed Semi-Detached property set on a good sized plot. The property has Extensive off road parking and the Internal accommodation comprises of : an Entrance Hall, Lounge/ Diner, Kitchen, Rear Hallway/Utility Area and Shower room on the ground floor; with a Landing, Two Bedrooms and family Bathroom on the First floor. Externally there are gardens to front and rear. Located in the Popular village of Tanyfron the property has a number of amenities close to hand including a primary school, shop and has excellent access to the A483.

- TWO BEDROOM
- SEMI DETACHED HOUSE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- POPULAR LOCATION
- DOWNSTAIRS SHOWER ROOM
- OFF ROAD PARKING
- MODERN KITCHEN



### ACCOMMODATION TO GROUND FLOOR

19'9" x 9'3" (6.022m x 2.831m)

Canopy porch to Front entrance door gives access to the entrance hallway.

### ENTRANCE HALLWAY

With staircase rising off to the first floor accommodation, under stairs storage cupboard, UPVC Double glazed window to the side, laminate flooring.

### LOUNGE/ DINER

19'9" x 9'3" (6.022m x 2.823m)

Dual aspect room with UPVC Double glazed windows to the front and rear, Recessed fireplace with wooden mantle over and tiled hearth, laminate flooring, radiator. Door leading into the kitchen.

### KITCHEN

Beautifully presented modern kitchen comprising of a range of wall and base cupboards with complementary worktop surfaces, incorporating stainless steel sink unit with mixer tap, Integrated four ring electric hob, oven/ grill, with extractor hood over, tiled floor, Integrated Fridge/ Freezer, spotlights to the ceiling, UPVC Double glazed window to the rear, walk through to the rear Hall / Utility area .

### REAR HALL/ UTILITY AREA

Useful area with UPVC Double glazed frosted door to the rear garden, UPVC Double glazed and frosted window to the front, door to the Downstairs shower room

### DOWNSTAIRS SHOWER ROOM

6'0" x 4'0" (1.841m x 1.232m)

Comprising of Shower cubicle, wash hand basin set in a vanity unit, low level w.c., modern radiator/ towel rail.

### FIRST FLOOR LANDING AREA

UPVC Double glazed window to the side, access to the loft space.

### BEDROOM ONE

12'6" x 8'4" (3.812m x 2.543m)

Two UPVC Double glazed windows to the front, storage cupboard housing Gas central heating combi boiler, built in wardrobe with hanging space, single panel radiator.

### BEDROOM TWO

10'5" x 10'5" (3.182 x 3.182m)

UPVC Double glazed window to the rear with radiator beneath,

### FAMILY BATHROOM

Comprising of panel enclosed bath with central taps, wash hand basin, low level w.c., Chrome ladder style radiator/ towel rail, UPVC Double glazed and frosted window to the rear, part tiled walls,

### OUTSIDE TO THE FRONT

Double gates give access to large pebbled driveway which offers off road parking for three to four vehicles. Lawned garden area and pathway to the front entrance door. The front is made private with panel enclosed fencing and the pebbled driveway extend into a

pathway area leading to a side gate which give access to the rear garden.

### OUTSIDE TO THE REAR

Comprising of a pebbled sitting area which leads to the lawned garden. The boundaries are a mixture of mature hedge and panel enclosed fencing.

### 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 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

### MORTGAGES

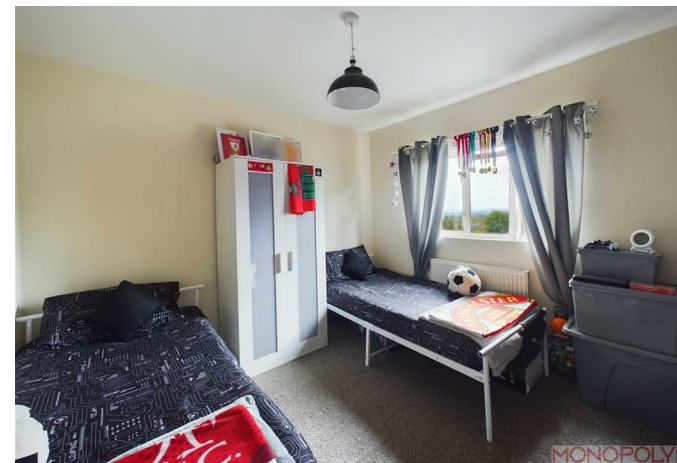
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

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

### KEY FACTS FOR BUYERS

Please see Key Facts for buyers in Web Link.







(1) Excluding balconies and terraces

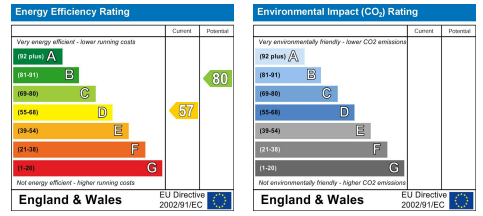
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.



Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

**MONOPOLY**<sup>®</sup>  
BUY ■ SELL ■ RENT