



## Ffordd Edgeworth, Wrexham LL12 7DH Offers In Excess Of £220,000

A stunning 3 bedroom semi-detached property located close to Wrexham city centre. This beautifully presented property has been fully refurbished by the current owners to produce a wonderfully appointed family home with an attractive fitted kitchen, modern bathroom, 2 reception rooms and is immaculately presented throughout, all of which can only be appreciated via internal inspection. Located close to Wrexham city centre there are a wealth of local amenities close to hand including various shops, schools and has excellent road access out of Wrexham for commuting. In brief the property comprises of; hallway, lounge, kitchen/dining room and sitting room to the ground floor and 3 bedrooms and a bathroom to the first floor.

- A stunning 3 bedroom semi-detached property
- Beautifully refurbished throughout
- Attractive fitted kitchen
- Well appointed bathroom
- 2 Reception rooms
- Already set up out door dog grooming studio
- Close to Wrexham city centre
- MUST BE VIEWED TO BE APPRECIATED



## Hallway

With wood effect flooring, stairs off to the first floor.

## Sitting Room

4.05m x 2.98m (13'3" x 9'9")

Currently being used as a bedroom by the current owners but would make an excellent extra reception room with a double glazed bay window to the front, wood effect flooring.

## Lounge

4.69m x 3.26m (15'4" x 10'8")

Beautifully presented with a double glazed window, attractive herringbone wood effect flooring, display recesses built into the walls, attractive wood/glass double doors into the kitchen/dining room.

## Kitchen/Dining Room

7.06m x 3.94m (23'1" x 12'11")

A simply stunning room fitted with an attractive kitchen offering a comprehensive range of grey wall, drawer and base units, central island with inset 4 ring electric hob with units under, working surface with inset sink and drainer with 'pull out' mixer tap, integrated dishwasher, washing machine, dishwasher and fridge/freezer, built in electric oven and microwave, attractive tiled flooring, double glazed windows to the rear, double glazed french doors off to the rear garden, modern wall mounted radiator, storage cupboard.

## First Floor Landing

With carpeted flooring, double glazed window to the rear, access to the loft space.

## Bedroom 1

2.47m x 3.59m (8'1" x 11'9")

A well presented bedroom with a feature panelled wall, double glazed window to the front, carpeted flooring, built in cupboard housing the gas combination boiler, fitted wardrobes with sliding mirrored doors, display recesses in the wall.

## Bedroom 2

3.35m x 2.18m (10'11" x 7'1")

A double bedroom with a double glazed window to the front, carpeted flooring, feature panelled wall, built in wardrobe.

## Bedroom 3

2.41m x 2.41m (7'10" x 7'10")

With a double glazed window, carpeted flooring, feature panelled wall.

## Bathroom

2.05m x 1.82m (6'8" x 5'11")

Beautifully appointed with a modern 4 piece suite comprising of a low level w.c, wash hand basin with vanity unit under, bath, separate shower cubicle with 'Rainforest' style shower head over, fully tiled walls with storage recess, tiled flooring, double glazed window.

## Rear Garden

To the rear is a well maintained garden with a paved patio leading on to a shaped lawn with access to the front at one side. There is a timber dog grooming studio equipped with a shower, mains electricity and wood effect flooring.

## Front

To the front is a well maintained good size lawned garden with concrete pathway to the side.

## 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

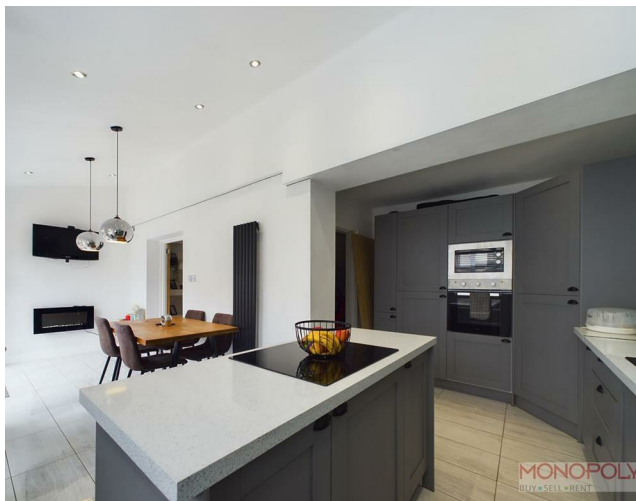


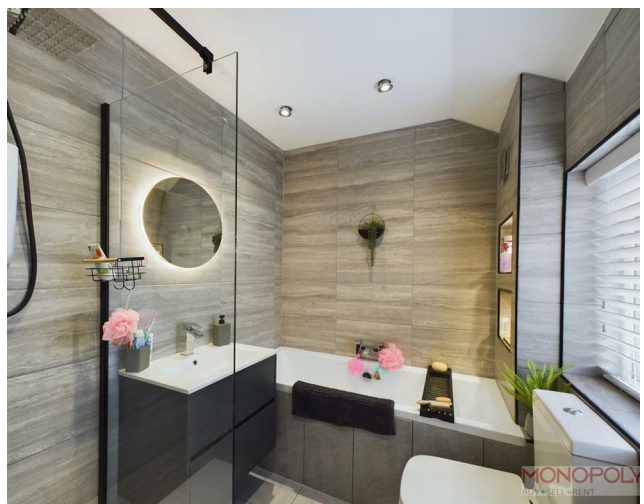
verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this 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

#### **Additional Information**

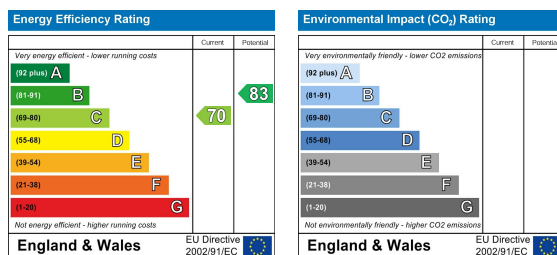
Please see the key property facts in the web links on line.











#### 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.

