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Wrexham || LL11 2UG

£194,950

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"VIEWING HIGHLY RECOMMENDED"

A fantastic opportunity to purchase a WELL PRESENTED Three Bedroom Property with a Large Rear garden in a popular, convenient and SOUGHT AFTER location. The internal Accommodation comprises an Entrance Hall, Lounge, Kitchen/ Diner, Conservatory, Rear Hallway with Pantry, Downstairs Cloakroom w.c., Conservatory, to the ground floor and Three Bedrooms and bathroom to the first floor. Externally the property benefits from ample off road parking, Front garden, and an attractive rear garden.

The location of this excellent property is within the village of Pandy and has a wealth of local amenities close to hand in the village of Gresford including shops, primary schools as well as having superb access to the A483 making it an ideal location for travel to Chester, Wrexham, Shropshire and the North West of England.

- THREE BEDROOM EXTENDED
- SEMI DETACHED HOUSE
- SOUGHT AFTER LOCATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LARGE GARDEN TO THE REAR
- OFF ROAD PARKING
- CONSERVATORY
- DOWNSTAIRS CLOAKROOM W.C.



ACCOMMODATION TO GROUND FLOOR

Covered Porch with UPVC Double glazed and leaded front door giving access to the entrance hallway.

ENTRANCE HALLWAY

With radiator, staircase rising off to the first floor accommodation and door to the lounge.

LOUNGE

14'8" x 13'5" (4.477m x 4.090m)

With UPVC Double glazed window to the front, with single panel radiator beneath, Adam style fire surround with gas fire inset with marble effect backdrop and hearth, coved ceiling.

KITCHEN/ DINER

14'9" x 9'1" (4.511m x 2.774m)

Fitted kitchen comprising a good range of wall and base cupboards with complementary worktop surfaces incorporating a stainless steel sink unit with mixer tap, Integral four ring Gas hob, electric oven/grill with canopy extractor hood over, plumbing for washing machine, tiled floor, UPVC Double glazed window to the rear, double panel radiator, door giving access to the rear hallway.

REAR HALLWAY

With storage/ pantry cupboard, UPVC Double glazed frosted door to the side, tiled floor, door to Downstairs cloakroom.

DOWNSTAIRS CLOAKROOM

Comprising of a low level w.c., wash hand basin, tiled floor, half height tiled walls, UPVC Double glazed and frosted window to the side.

CONSERVATORY

8'9" x 8'0" (2.671m x 2.450m)

With UPVC Double glazed windows and door overlooking and leading to the stunning rear garden, tiled floor, radiator.

FIRST FLOOR LANDING AREA

With UPVC Double glazed window to the side, doors off to the bedrooms and family shower room, access to the loft space.

BEDROOM ONE

10'10" x 8'6" (3.317m x 2.609m)

With UPVC Double glazed window to the front with radiator beneath, a range of built in wardrobes.

BEDROOM TWO

11'10" x 8'8" (3.632m x 2.648m)

With UPVC Double glazed window to the rear with radiator beneath, Cupboard housing the Gas central heating Combi boiler, built in wardrobes.

BEDROOM THREE

9'1" x 7'9" (2.779m x 2.364m)

With UPVC Double glazed window to the rear with radiator beneath, .

FAMILY SHOWER ROOM

Dual sized shower cubicle with rainforest shower head over, pedestal wash hand basin, dual flush low level w.c., UPVC Double glazed and frosted window to the front, shelving and radiator.

OUTSIDE TO THE FRONT

Feature brick wall to the front boundary with double gates leading to the paved driveway offering off road parking for two vehicles, garden laid to lawn, panel enclosed fencing to side boundaries, access to the rear via gated access from the right hand side.

OUTSIDE TO THE REAR

Well maintained Beautiful Garden stocked with an abundance of flowers, plants, shrubs, with paved patio/ sitting area, garden laid to lawn, there is a greenhouse and garden shed and the vendor purchased an extra piece of land to the rear which make this an extensive garden.

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 details must therefore be taken as a guide only.

MORTGAGES

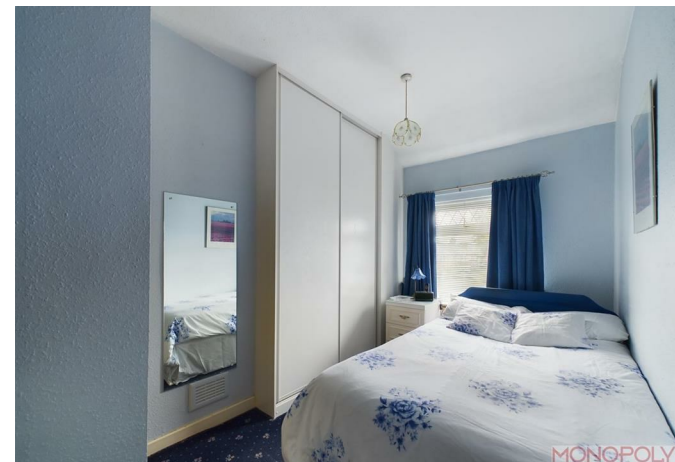
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

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

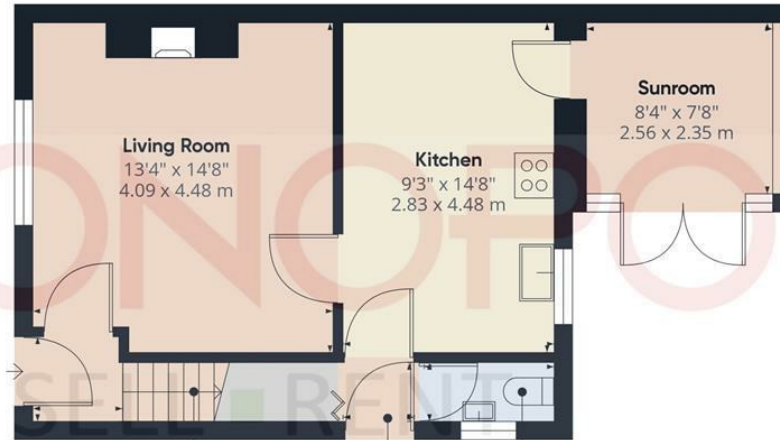
KEY FACTS FOR BUYERS

Please see Key Facts for buyers in Web Link.





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Living Room
13'4" x 14'8"
4.09 x 4.48 m

Kitchen
9'3" x 14'8"
2.83 x 4.48 m

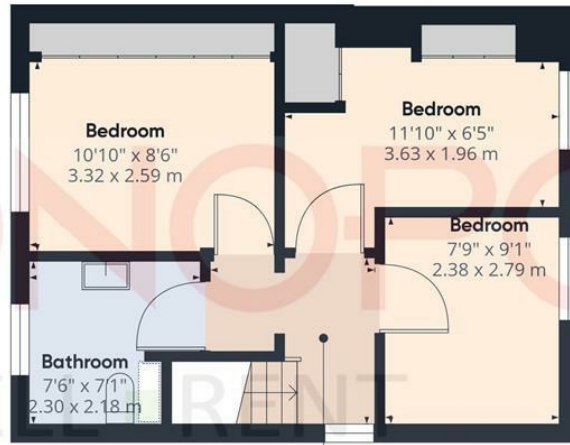
Sunroom
8'4" x 7'8"
2.56 x 2.35 m

Hallway
3'5" x 3'10"
1.07 x 1.17 m

Entry
3'0" x 2'9"
0.94 x 0.84 m

WC
5'10" x 2'9"
1.78 x 0.84 m

Ground Floor



Bedroom
10'10" x 8'6"
3.32 x 2.59 m

Bedroom
11'10" x 6'5"
3.63 x 1.96 m

Bedroom
7'9" x 9'1"
2.38 x 2.79 m

Bathroom
7'6" x 7'1"
2.30 x 2.18 m

Landing
7'2" x 7'7"
2.20 x 2.32 m

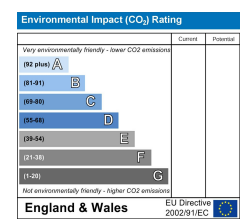
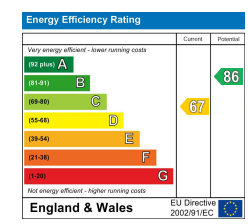
Floor 1

Approximate total area⁽¹⁾
831.91 ft²
77.29 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.

GIRAFFE360



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