



Monomeith

Wrexham || LL11 3PB

Offers In Excess Of £250,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

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Wrexham | | LLI | 3PB

"VIEWING HIGHLY RECOMMENDED"

We are Delighted to offer for sale this BEAUTIFULLY PRESENTED Three bedroom detached property located in the bustling village of Coedpoeth. This superbly appointed property benefits from an attractive Fitted kitchen, En-suite, Spacious Lounge/Diner and a Large garden to the rear and really must be viewed to be fully appreciated.

In brief the property Accommodation comprises of; Hallway, Kitchen, Lounge/Dining Room and Family Bathroom to the ground floor and Main Bedroom with En Suite and Two Further Bedrooms to the first floor.

Located in the village of Coedpoeth which has a wealth of local amenities close to hand including a selection of shops, garage, primary school, doctors and also has excellent access to the A483 and major road networks beyond.

- THREE BEDROOM
- DETACHED PROPERTY
- BEAUTIFULLY PRESENTED
- GOOD SIZED REAR GARDEN
- SINGLE GARAGE
- VIEWING HIGHLY RECOMMENDED
- GAS CENTRAL HEATING
- EN SUITE SHOWER ROOM
- MODERN KITCHEN



ACCOMMODATION TO THE GROUND FLOOR

Composite double glazed and leaded front door with matching side window gives access to the entrance hallway.

ENTRANCE HALLWAY

With attractive wood effect tiled flooring, door to an under stairs storage cupboard, staircase rising off to the first floor accommodation, UPVC Double glazed door out to the rear garden, doors off to the kitchen and the bathroom.

KITCHEN

10'1" x 9'4" (3.09m x 2.86m)

A beautifully appointed kitchen fitted with a range of attractive wall, drawer and base units, with complementary worktop surfaces incorporating an inset 1 1/4 stainless steel sink unit and drainer, space for a cooker, plumbing for a washing machine, space for a fridge/freezer, stainless steel extractor fan, wall mounted gas combination boiler, part tiled walls, tiled flooring, double glazed window to the rear, open plan into the lounge.

LOUNGE/DINER

22'5" x 12'4" (6.85m x 3.78m)

A spacious, well presented room with a fantastic feature gas burner with exposed flue and tiled hearth, carpet flooring, double glazed sliding doors off to the rear garden, double glazed window to the front.

FAMILY BATHROOM

8'3" x 5'10" (2.54m x 1.78m)

Fitted with a 4 piece suite comprising of a low level w.c, pedestal wash hand basin, bath, fully tiled shower cubicle with thermostatic shower over, radiator, fully tiled walls, 2 UPVC Double glazed frosted windows to the rear.

FIRST FLOOR LANDING AREA

Stairs with attractive wood and steel balustrade rise up from the ground floor to the landing with carpeted flooring and doors off to the 3 bedrooms.

BEDROOM ONE

9'5" x 12'7" (2.88m x 3.84m)

A superbly presented room with a UPVC Double glazed window to the rear offering fantastic far reaching views, doors to built in wardrobes, carpeted flooring, access to the loft space, door to En suite.

EN SUITE SHOWER ROOM

5'3" x 4'0" (1.61m x 1.22m)

Fitted with a low level w.c, pedestal wash hand basin, shower cubicle with shower over, fully tiled walls, tiled flooring, Velux window.

BEDROOM TWO

9'4" x 9'1" (2.86m x 2.78m)

With a UPVC Double glazed window to the front, radiator, carpeted flooring.

BEDROOM THREE

9'3" x 8'9" (2.84m x 2.69m)

With a UPVC Double glazed window to the front, radiator, carpeted flooring.

FRONT GARDEN

To the front is a well maintained garden, predominantly gravelled with double cast iron gates opening on to a driveway providing off road parking and leading to a single garage with up and over door.

REAR GARDEN

To the rear is a raised decked seating area accessed also via the lounge, as well as steps off the rear door leading down to a paved area with further steps on to a good size lawned garden. Further Decked sitting area and there is also side access to the front of the property.

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.

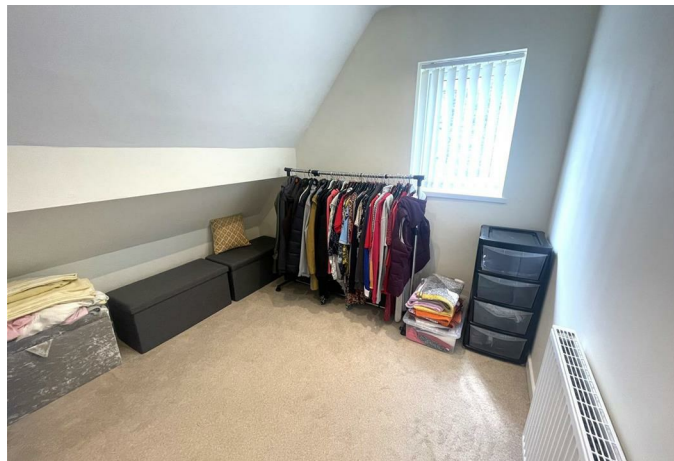
Please remember that you should not borrow more than you can safely afford.

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.

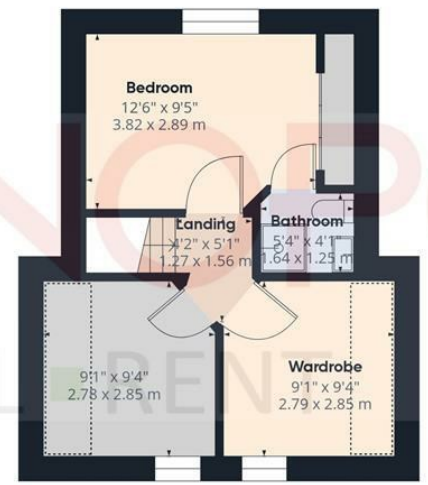




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Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1015.31 ft²
 94.33 m²

Reduced headroom
 43.69 ft²
 4.06 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

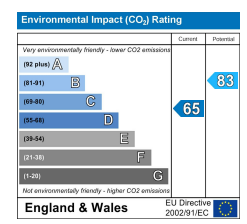
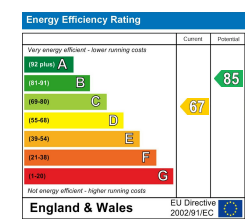
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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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