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Wrexham | | LL13 9JY

£850

MONOPOLY[®]

BUY ■ SELL ■ RENT

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Situated on a popular residential location this a superbly presented Two bedroom Mews Style property . The property benefits from having Two double bedrooms, a well appointed kitchen and bathroom and a garden to the rear. The Goulbourne estate is ideally situated near to good primary schools, close proximity to a number of shops and has excellent access to the A483 and major road links beyond. In brief the property comprises of; Entrance Hall, Lounge, Kitchen/ Diner, to the ground floor and 2 double bedrooms and a bathroom to the first floor. Externally the property has gardens to the front and rear.

- TWO BEDROOM
- MEWS STYLE PROPERTY
- GAS CENTRAL HEATING
- SOUGHT AFTER LOCATION
- UPVC DOUBLE GLAZING
- GARDEN TO THE REAR



ACCOMMODATION TO GROUND FLOOR

Composite double glazed door to the entrance hallway

ENTRANCE HALLWAY

With wood flooring, staircase rising off to the first floor accommodation, double panel radiator.

LOUNGE

14'3" x 9'5" (4.352m x 2.876m)

With UPVC Double glazed window to the front, with double panel radiator beneath, carpeted flooring, TV aerial point.

KITCHEN/DINER

12'7" x 8'4" (3.860m x 2.560m)

Comprising of a fitted Hi Gloss kitchen with wall and base cupboards, with complementary worktop surfaces incorporating Four ring Gas Hob, electric oven/grill with canopy extractor hood over, Stainless steel sink unit with mixer tap, space for fridge, space for washing machine, UPVC Double glazed window and door to the rear, understairs cupboard, laminate flooring, radiator.

FIRST FLOOR LANDING

Smoke alarm and doors leading off to the bedrooms and family bathroom.

BEDROOM ONE

9'11" x 9'6" (3.023m x 2.903m)

UPVC Double glazed window to the front with single panel radiator beneath, laminate flooring, built in wardrobe with hanging space.

BEDROOM TWO

12'11" x 6'7" (3.939m x 2.020m)

UPVC Double glazed window to the rear, with double panel radiator beneath, laminate flooring, access to the loft space.

FAMILY BATHROOM

Panel enclosed bath with shower over, dual flush low level w.c. and wash hand basin set in a vanity unit, radiator, UPVC Double glazed and frosted window to the rear, built in cupboard housing gas central heating boiler.

OUTSIDE

To the front: Pebbled front garden area to the front with

pathway leading to the front door and mature hedges to the side boundaries.

TO the Rear: Paved patio area leads to the lawned garden. Panel enclosed fencing to the boundaries and gated access to the rear.

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

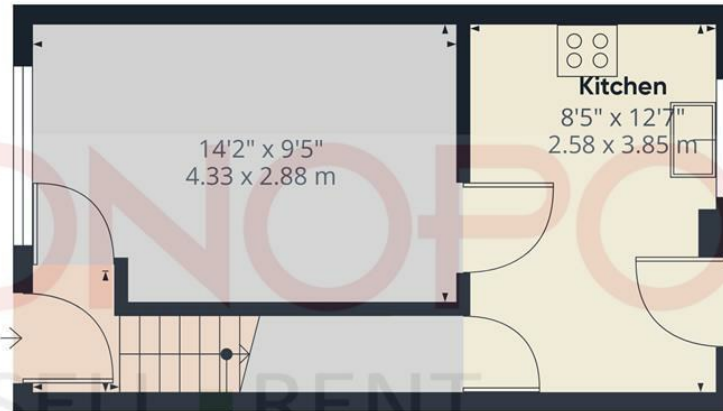
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

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

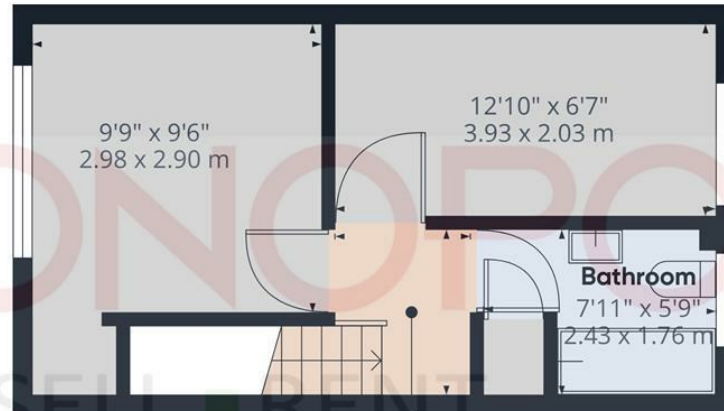


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Hallway
3'0" x 4'3"
0.94 x 1.31 m

Ground Floor



Landing
4'7" x 5'8"
1.41 x 1.75 m

Floor 1

Approximate total area⁽¹⁾
540.24 ft²
50.19 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.

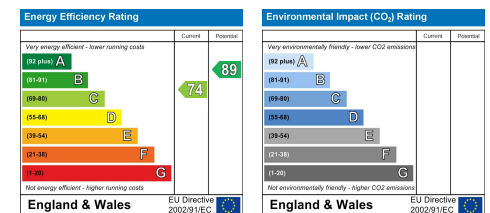
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