



11

Wrexham | | LL12 8AA

Offers In The Region Of £350,000

**MONOPOLY**  
BUY ■ SELL ■ RENT

MONOPOLY  
BUY ■ SELL ■ RENT



||

Wrexham | | LL12 8AA

An Immaculately presented 4 bedroom, 2 bathroom detached family home situated within a popular residential development close to Wrexham city centre. This fantastic property occupies a corner plot as well as benefitting from good size, well appointed living accommodation throughout with a good size kitchen/dining room opening into a garden room, 4 bedrooms, en suite and well maintained gardens, all of which can only be appreciated on internal inspection. The property is located in the suburb of Acton close to Wrexham city centre with a wealth of amenities close to hand as well as having excellent access to the A483 for commuting. In brief the property comprises of; entrance vestibule, hallway, lounge, kitchen/dining room, garden room, utility room and downstairs w.c to the ground floor and 4 bedrooms, en-suite and bathroom to the first floor.

- An immaculately presented 4 bedroom detached family home
- Well appointed living accommodation throughout
- Spacious kitchen dining room opening into a lovely garden room
- Occupying a corner plot
- Well maintained gardens
- En-suite
- Popular residential location
- VIEWING HIGHLY RECOMMENDED



### Entrance Vestibule

5'8" x 4'7" (1.73m x 1.42m)

A spacious entrance ideal for coat hanging and shoes, double glazed window, tile effect flooring, door into hallway.

### Hallway

An attractive hallway with stairs off to the first floor, glazed door into the kitchen/dining room and door into the lounge, wood effect flooring.

### Lounge

12'11" x 13'5" (3.96m x 4.09m)

Beautifully presented with a double glazed window to the front, wood effect flooring.

### Kitchen/Dining Room

26'3" x 8'4" (8.02m x 2.56m)

A good size, well appointed kitchen offering a full range of matching wall, drawer and base units, ample work surface with inset 1 1/2 stainless steel sink, part tiled walls, built in electric oven and grill, 5 ring gas hob with extractor fan over, part tiled walls, integrated dishwasher, space for a fridge/freezer, door to side entrance, tile effect flooring, 3 double glazed windows, opening into the garden room.

### Garden Room

9'10" x 8'10" (3.02m x 2.70m)

An extension to the original property, superbly presented with double glazed french doors off to the rear garden, wood effect flooring, wall mounted electric fire.

### Utility Room

8'2" x 6'5" (2.50m x 1.97m)

With work surface, stainless steel sink and drainer, plumbing for a washing machine, space for a dryer, wall mounted gas combination boiler.

### Downstairs W.C

Fitted with a low level w.c, wash hand basin with vanity unit under, double glazed window, tile effect flooring.

### First Floor Landing

With carpeted flooring, door to a storage cupboard, access to the loft space.

### Principal Bedroom

18'1" x 8'6" (5.52m x 2.61m)

Spacious and stylishly presented with a double glazed window to the front, carpeted flooring.

### En-suite

Fitted with a low level w.c, wash hand basin with vanity unit under, large shower cubicle with 'Rainforest' style shower, double glazed window, tiled flooring.

### Bedroom 2

11'10" x 8'10" (3.63m x 2.71m)

Spacious and well presented with a double glazed window to the side, carpeted flooring.

### Bedroom 3

10'11" x 11'10" (3.34m x 3.62m)

Again a good size double bedroom with a double glazed window to the front, carpeted flooring.

### Bedroom 4

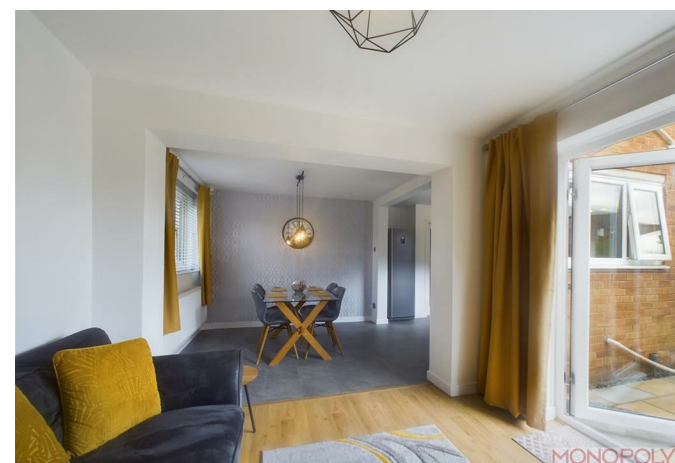
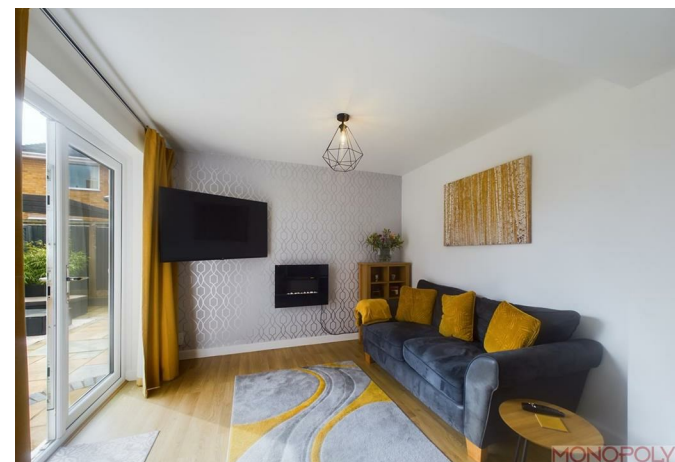
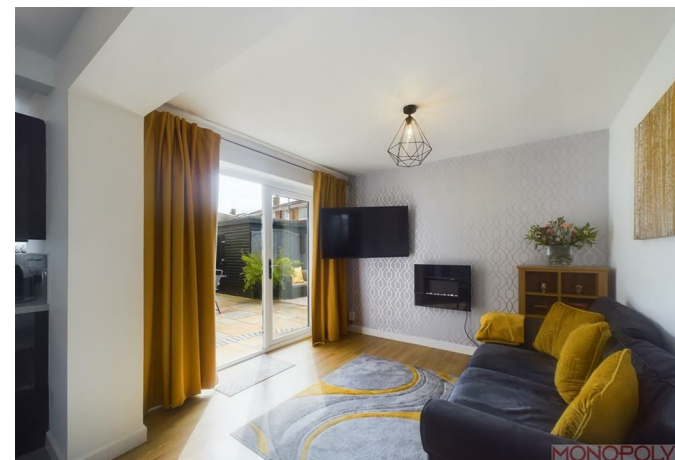
8'7" x 6'11" (2.64m x 2.11m)

With a double glazed window to the front, carpeted flooring.

### Family Bathroom

7'3" x 5'2" (2.23m x 1.59m)

Superbly appointed with a white suite comprising of a low level w.c, pedestal wash hand basin, bath with shower over, part tiled walls, tiled flooring, double glazed window.





## Outside

The property sits on a corner plot with good size gardens to the front side and rear. To the front is a gravelled driveway and a lawned garden to one side and slated area to the other with gated access to the rear garden.

To the rear is a beautifully maintained garden with an Indian stone patio leading on to a lawn garden which sweeps around to the other side where there is a further paved patio with timber pergola.

## Additional Information

The property has solar panels which have circa 12 years left on their lease. The solar panels are mounted on the roof and the current owners inform us that they have free electricity during the day. This is free to the point where the usage is at the correct levels for the free energy.

The owner says that they save circa £500 per annum on their electricity bills.

## Important Information

\*Key facts interactive report link available in video tour and brochure sections. \*

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.









MONEY LAUNDERING REGULATIONS 2003  
 BUY - SELL - RENT  
 MONEY LAUNDERING REGULATIONS 2003  
 BUY - SELL - RENT



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
 1291.78 ft<sup>2</sup>  
 120.01 m<sup>2</sup>  
 Reduced headroom  
 15.18 ft<sup>2</sup>  
 1.41 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
	87		90
Very energy efficient - lower running costs (82-91) A (81-91) B (79-90) C (75-89) D (73-84) E (71-78) F (67-70) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (82-91) A (81-91) B (80-90) C (75-89) D (73-84) E (71-78) F (67-70) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	





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