



14

Wrexham | LL13 8JD

£169,950

MONOPOLY[®]

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"VIEWING HIGHLY RECOMMENDED"

We are DELIGHTED to Offer For Sale this superb Three Bedroom end of terrace property located on the outskirts of Wrexham town centre. This well presented property offers an Open Plan Lounge/Dining/Kitchen, En-Suite Shower room and Two designated car parking spaces.

In brief the property comprises of; Entrance Hallway, Open Plan Lounge/Dining/Kitchen area to the ground floor, Main Bedroom with En-Suite shower room, Two further Bedrooms and Bathroom to the first floor. Outside To the rear is a paved patio leading on to a lawned garden with slated pathway and bark flower bed and there is gated access off to the designated car parking area. Situated within a popular residential location close to the town centre and Wrexham industrial estate with this property really must be viewed to be fully appreciated.

- AN EXCELLENT THREE BEDROOM
- END TERRACED HOUSE
- OPEN PLAN KITCHEN/LIVING/DINING ROOM
- WELL PRESENTED
- TWO DESIGNATED PARKING SPACES
- POPULAR LOCATION
- EN-SUITE SHOWER ROOM



ENTRANCE HALLWAY

With wood effect laminate flooring, door to a storage cupboard, staircase rising off to the first floor accommodation.

OPEN PLAN LOUNGE/KITCHEN/DINING ROOM

17'10" max x 18'9" max (5.45m max x 5.74m max)

An fantastic open plan room incorporating the lounge, dining area and the kitchen. The lounge/dining area has wood effect laminate flooring, UPVC Double glazed window to the rear and UPVC Double glazed sliding patio doors opening to the rear garden. The kitchen is well appointed with a modern range of wall, drawer and base units, working surface with inset stainless steel sink and drainer, with mixer tap integrated dishwasher, plumbing for a washing machine, space for a fridge/freezer, built in electric oven with a 4 ring electric hob with extractor fan over, part tiled walls, 2 windows.

FIRST FLOOR LANDING AREA

With a UPVC Double glazed window to the front, double doors to the airing cupboard housing the hot water tank, access to the loft space.

MAIN BEDROOM

14'0" x 10'5" (4.28m x 3.19m)

A good size dual aspect room with fitted wardrobes and high level units, fitted drawers, Two UPVC Double glazed windows, one to the front and one to the rear, single panel radiator, door to the en-suite shower room.

EN-SUITE SHOWER ROOM

7'4" x 4'3" (2.25m x 1.30m)

Comprising of a low level w.c, pedestal wash hand basin, fully tiled shower cubicle, wood effect cushioned flooring, part tiled walls, UPVC Double glazed frosted window to the rear.

BEDROOM TWO

12'9" x 9'11" (3.91m x 3.04m)

A double bedroom with two UPVC Double glazed windows, fitted wardrobes, carpeted flooring.

BEDROOM THREE

9'8" x 7'7" (2.97m x 2.32m)

With wardrobes, fitted drawers and units, UPVC Double glazed window to the rear, single panel radiator, carpeted flooring.

BATHROOM

7'4" x 6'5" (2.25m x 1.97m)

Fitted with a Dual flush low level w.c and wash hand basin set in a vanity unit, bath with shower head over, part tiled walls, cushioned flooring, UPVC Double glazed and frosted window to the rear.

OUTSIDE

To the rear is a paved patio leading on to a lawned garden with slated pathway and bark flower bed. there is gated access off to the designated car parking area.

DESIGNATED PARKING

There are 2 designated car parking spaces.

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.

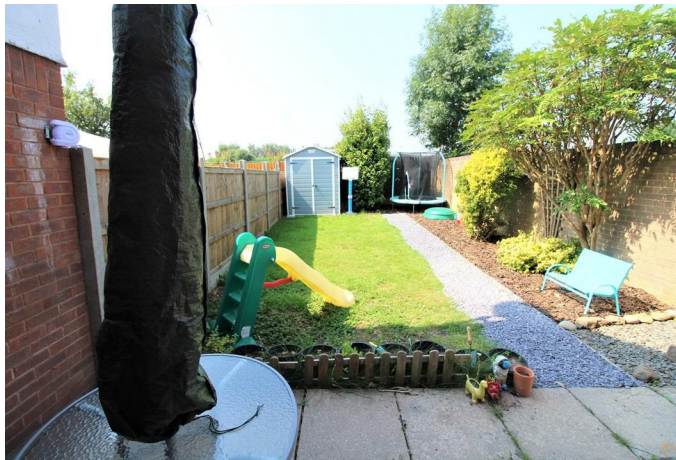
Please remember that you should not borrow more than you can safely afford.

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.

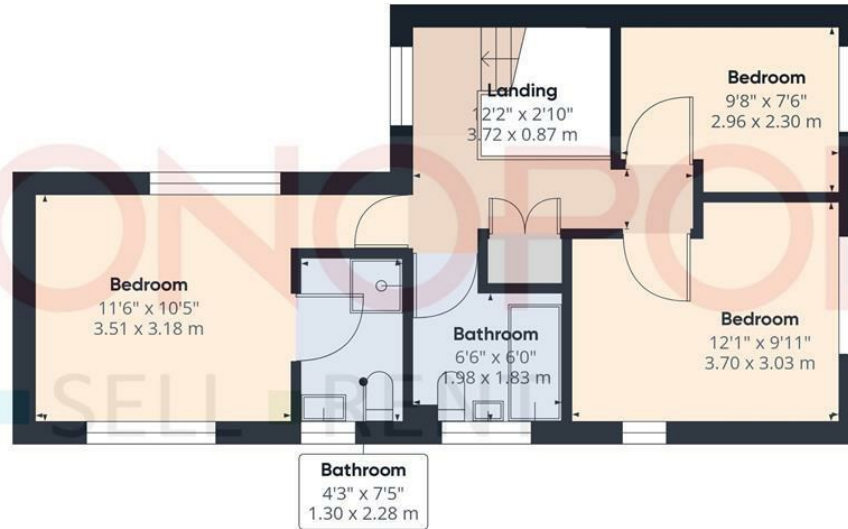




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Ground Floor



Floor 1

Approximate total area⁽¹⁾
 783.94 ft²
 72.83 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.

Calculations are based on RICS IPMS 3C standard.

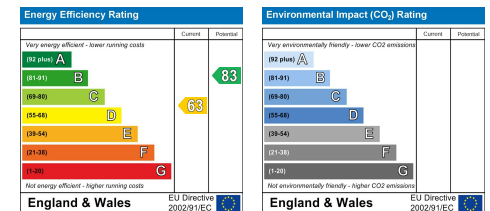
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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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