



Plas Madoc, Wrexham LL13 0ER

£220,000

A superb 3 bedroom property situated in a cul-de-sac location in the very desirable village of Overton-on-Dee. This excellent family home offers well presented living accommodation including a well appointed, attractive kitchen, separate utility room, good size lounge, 3 bedrooms and off road parking, all of which can only be appreciated on internal inspection. The popular village of Overton-on-Dee offers a wealth of local amenities close to hand including shops, primary school, catchment area to Penley High School, as well as good road links to Ellesmere, Whitchurch, Wrexham and the A483 for commuting. In brief the property comprises of; hallway, lounge, kitchen/dining room and utility room to the ground floor and 3 bedrooms, bathroom and separate w.c to the first floor.

- A well presented 3 bedroom property
- Well appointed kitchen/dining room
- Off road parking
- Desirable village location
- Utility Room
- VIEWING HIGHLY RECOMMENDED



Hallway

With wood effect flooring, stairs off to the first floor.

Lounge

5.38m x 3.08m (17'7" x 10'1")

A good size lounge, well presented with 2 double glazed windows, wood effect flooring, inset living flame gas fire.

Kitchen/Dining Room

4.14m x 3.02m (13'6" x 9'10")

Beautifully appointed with an attractive range of matching wall, drawer and base units, wood effect work surfaces with inset 1 1/4 sink and drainer, integrated dishwasher and refrigerator, space for a cooker, tiled splash back, wood effect tiled flooring, 2 double glazed windows, wall mounted gas combination boiler, door off to the rear garden, door to the utility room.

Utility Room

2.25m x 2.13m (7'4" x 6'11")

With wood effect work surfaces, stainless steel sink and drainer, plumbing for a washing machine, space for a dryer and freezer, fitted units, door to the front, part tiled walls, tiled flooring, double glazed window.

First Floor Landing

Carpeted flooring, double glazed window to the rear, access to the loft space.

Bedroom 1

3.57m x 2.77m (11'8" x 9'1")

A good size, well presented room with a double glazed window to the front, 2 built in wardrobes, carpeted flooring.

Bedroom 2

3.57m max x 3.12m (11'8" max x 10'2")

A double bedroom with a double glazed window to the front, carpeted flooring, built in wardrobes.

Bedroom 3

2.49m x 2.21m (8'2" x 7'3")

With carpeted flooring, double glazed window to the rear, built in wardrobe.

Bathroom

1.46m x 1.71m (4'9" x 5'7")

Fitted with a bath with shower over, wash hand basin with vanity unit under, part tiled walls, double glazed window, tile effect cushioned flooring.

Separate W.C

Fitted with a low level w.c, tile effect cushioned flooring, double glazed window.

Outside

To the front is a gravelled driveway providing off road parking. There is gated access to the front.

To the rear is a paved patio leading on to a lawned garden bounded by a picket fence and gate opening to a mainly paved/gravelled area currently used for storage.

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



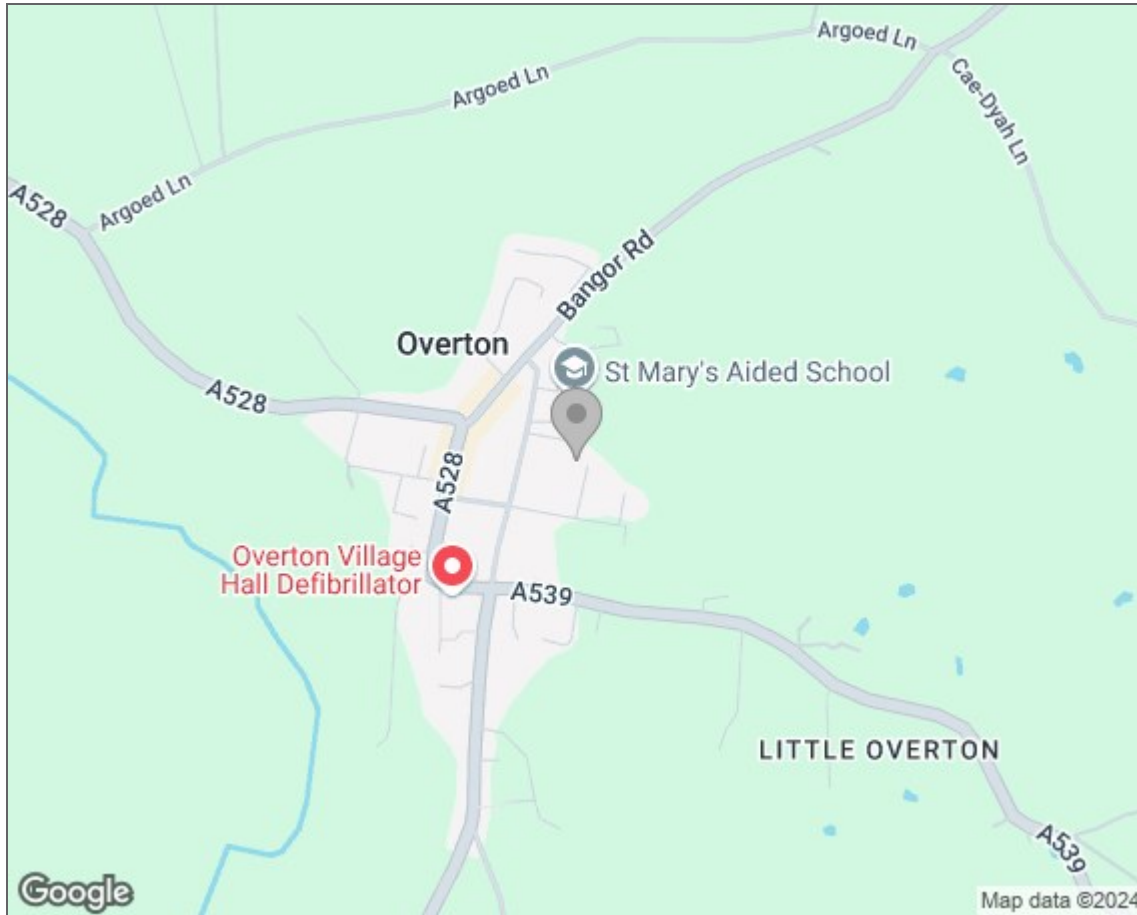
check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. 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.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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