



## Solway Court, Wrexham LL11 6EX

**£225,000**

An immaculately presented 3 bedroom, 2 bathroom semi-detached property situated within a popular residential development in the village of New Broughton. This fantastic, well appointed home offers well presented living accommodation throughout to include an en-suite, modern kitchen/dining room, well maintained rear garden and off road parking, all of which can only be appreciated on internal inspection. The property is located within a popular residential development close to Wrexham town centre so a wealth of amenities are close to hand as well as excellent access to the A483 for commuting. In brief the property comprises of; hallway, downstairs w.c, lounge and kitchen/dining room to the ground floor and 3 bedrooms, en-suite and bathroom to the first floor.

- An immaculately presented 3 bedroom semi-detached property
- En-suite
- Off road parking
- NO CHAIN
- Modern kitchen and bathrooms
- Well maintained rear garden
- Popular residential development
- MUST BE VIEWED TO BE APPRECIATED



## Hallway

With carpeted flooring, door to a useful storage cupboard, stairs off to the first floor.

## Downstairs W.C

Fitted with a low level w.c, wash hand basin, tile effect cushioned flooring.

## Lounge

4.64m x 3.23m (15'2" x 10'7")

Beautifully presented with 2 double glazed windows, carpeted flooring.

## Kitchen/Dining Room

4.61m x 2.77m (15'1" x 9'1")

Superbly appointed with a range of modern wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, integrated dishwasher and fridge/freezer, built in electric oven and hob, 4 ring electric hob with glass splash back and extractor fan over, part tiled walls, tiled flooring, 2 double glazed windows, double glazed french doors off to the rear garden, wall mounted gas combination boiler.

## First Floor Landing

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

## Bedroom 1

2.77m x 2.69m (9'1" x 8'9")

A well presented bedroom with a double glazed window to the rear, carpeted flooring, modern fitted wardrobes with sliding doors.

## En-Suite

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

## Bedroom 2

3.23m x 2.43m (10'7" x 7'11")

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

## Bedroom 3

3.24m x 2.09m (10'7" x 6'10")

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

## Bathroom

Fitted with a modern white suite comprising of a low level w.c, pedestal wash hand basin, bath with shower over, part tiled walls, tile effect cushioned flooring, double glazed window.

## Rear Garden

To the rear is a well maintained garden with a paved patio leading onto a gravelled area and raised decked seating area. There is gated access opening to the front.

## Parking

To the back of the property is a tarmac driveway providing ample of road parking.

## Additional Information

There is a circa £150 per annum charge for keep of the communal grounds within the estate.

## 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



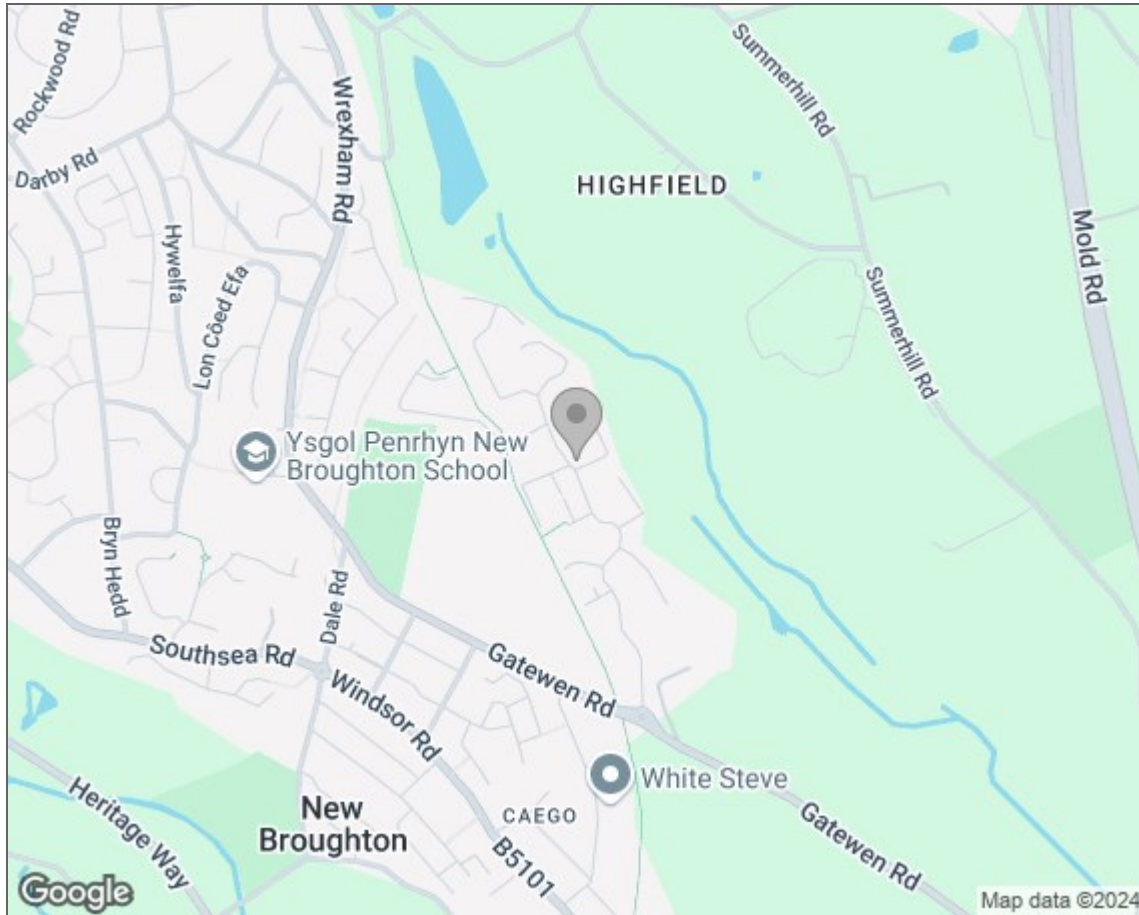
verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact 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			90
(81-91) B		78	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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