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Wrexham || LL11 5NT

Offers In Excess Of £270,000

MONOPOLY
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A beautifully appointed 3 bedroom, 2 bathroom detached property being part of an exclusive development of 3 properties and located in the village of Southsea. The property itself was only built in 2021 and offers modern and beautifully presented living accommodation throughout to include an open plan lounge/kitchen, converted garage producing another reception room, en-suite and well maintained gardens, all of which can only be appreciated when viewing the property. The village of Southsea sits approximately 3 miles from Wrexham city centre and has excellent access to major road routes for commuting. In brief the property comprises of; hallway, downstairs w.c, family room and open plan lounge/kitchen to the ground floor and 3 bedrooms, en-suite and family bathroom to the first floor.

- A beautifully appointed and modern 3 bedroom detached property
- Fantastic open plan lounge/kitchen
- Separate family room
- En-suite
- Exclusive development of only 3 houses
- VIEWING HIGHLY RECOMMENDED



Entrance Hallway

A lovely wide hallway with attractive wood effect flooring, stairs off to the first floor, door to an under stairs storage cupboard.

Downstairs WC

7'9" x 2'10" (2.37 x 0.87)

Fitted with a low level w.c, wash hand basin with vanity unit under, wood effect flooring.

Lounge

16'11" x 12'0" (5.18m x 3.66m)

A beautifully presented room, open plan into the kitchen/dining area, with double glazed french doors off to the rear garden, wood effect flooring, double glazed window.

Kitchen/Dining Room

15'8" x 11'11" (4.80m x 3.65m)

A stunning, superbly appointed kitchen offering a full range of modern wall, drawer and base units, solid wood work surfaces incorporating a breakfast bar area, stainless steel sink, 4 ring induction hob with contemporary extractor fan over, built in electric oven, integrated dishwasher and fridge/freezer, wood effect flooring, 4 double glazed windows.

Family Room

13'3" x 9'1" (4.06m x 2.77m)

Formerly a garage but converted to make a superb extra living space with wood effect cushioned flooring, door off to the rear garden, wall mounted gas combination boiler.

First Floor Landing

With carpeted flooring, door to a cupboard which has the plumbing for a washing machine.

Bedroom One

17'1" x 9'8" (5.21 x 2.97)

A spacious, well presented bedroom with 3 double

glazed windows, wood effect flooring, door to the en-suite.

En Suite

10'3" x 3'10" (3.13 x 1.17)

Well appointed with a low level w.c, wash hand basin with vanity unit under, large shower cubicle with 'Rainforest' style shower head over, double glazed window, wood effect flooring.

Bedroom Two

9'10" x 9'5" (3.00 x 2.88)

With a double glazed window to the front, wood effect flooring, access to the loft space.

Bedroom Three

9'5" x 6'8" (2.88 x 2.05)

With wood effect flooring, double glazed window, door to a useful storage cupboard.

Bathroom

7'1" x 6'5" (2.18 x 1.96)

Well appointed with a modern white suite comprising of a low level w.c, wash hand basin with vanity unit under, bath with shower over, wood effect flooring, double glazed window.

Outside

To the rear is a private paved area leading round to the side garden which is superbly maintained with a lawned garden and decked seating area. There is a paved pathway leading to a side gate opening to the front.

Front

To the front is a tarmac driveway providing off road parking for 2 cars.

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.

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Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1128.7 ft²
 104.86 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.

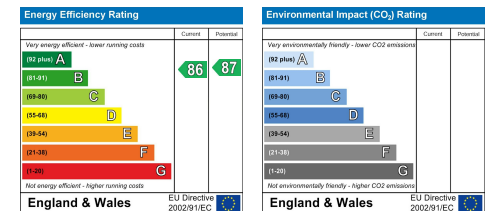
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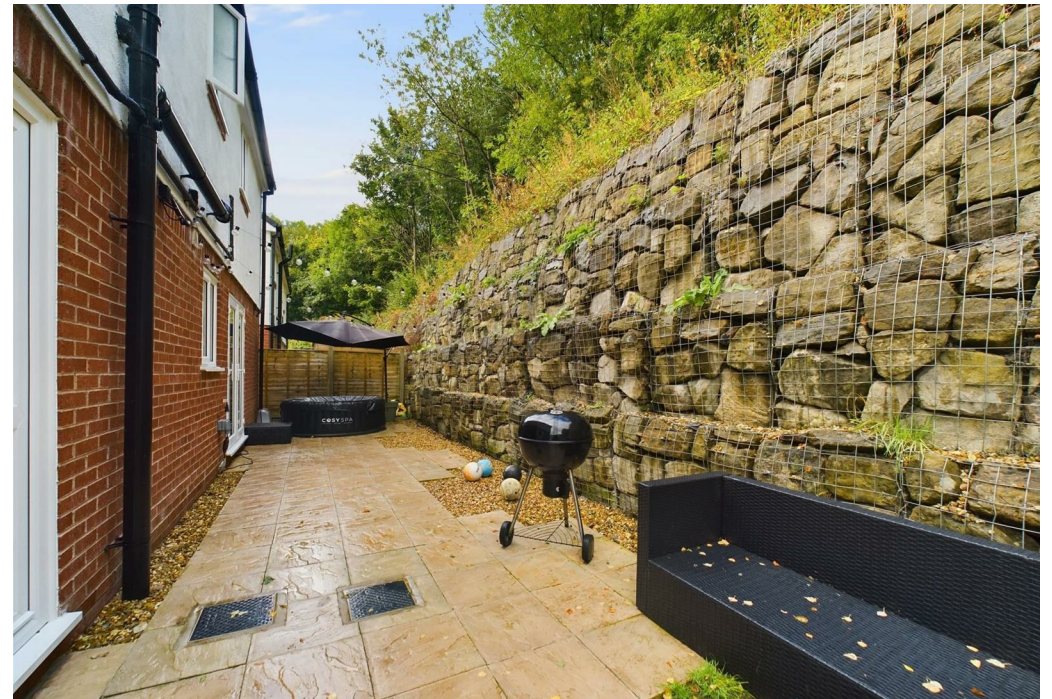
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