



184

Wrexham | LL13 7UA

Offers In Excess Of £160,000

MONOPOLY
BUY ■ SELL ■ RENT

184

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"VIEWING HIGHLY RECOMMENDED"

We are DELIGHTED to OFFER FOR SALE this RECENTLY REFURBISHED Three bedroom Terraced property situated in a convenient location on the edge of Wrexham City centre. The property benefits from UPVC Double glazing, Gas central heating and from being recently refurbished.

The internal accommodation comprises a generous Lounge, Kitchen/Diner, Three Bedrooms and Family Bathroom. Externally there are gardens to the front and rear with a pleasant out look to the front elevation over a green fields.

"NO CHAIN"

- THREE BEDROOM
- TERRACED PROPERTY
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GOOD SIZED GARDEN
- RECENTLY REFURBISHED
- NEWLY CARPETED
- NO CHAIN
- VIEWING HIGHLY RECOMMENDED



ACCOMMODATION TO GROUND FLOOR

UPVC Double glazed front door giving access to the Entrance Porch, with door leading to the Entrance Hallway

ENTRANCE HALLWAY

With staircase rising off to the first floor accommodation, radiator, door leading into the lounge.

LOUNGE

15'0" x 11'3" (4.591m x 3.453m)

UPVC Double glazed window to the front with radiator beneath, newly carpeted

KITCHEN/ DINER

18'0" x 11'3" (5.504m x 3.446m)

Brand new Kitchen comprising of modern Hi Gloss wall and base cupboards with complementary worktop surfaces, incorporating one and half bowl stainless steel sink unit with mixer tap, Integral four ring Gas hob , electric oven/grill, canopy extractor hood over, plumbing for washing machine, space for fridge/ freezer, cupboard housing gas central heating boiler, radiator, two UPVC Double glazed windows to the rear, UPVC Double glazed door to rear garden, spotlights to the ceiling.

FIRST FLOOR LANDING

Newly carpeted, access to the loft space.

BEDROOM ONE

12'0" x 11'4" (3.665m x 3.470m)

UPVC Double glazed window to the front with radiator beneath, newly carpeted, built in storage cupboard.

BEDROOM TWO

10'8" x 9'5" (3.259m x 2.875m)

UPVC Double glazed window to the front with radiator beneath, newly carpeted

BEDROOM THREE

8'6" x 8'5" (2.597m x 2.571m)

UPVC Double glazed window to the front with radiator beneath, built in storage cupboard.

FAMILY BATHROOM

Panel enclosed bath, wash hand basin set in a vanity unit, low level w.c., UPVC Double glazed and frosted window to the rear, fully tiled walls

OUTSIDE TO THE FRONT

Enclosed front garden laid to lawn with feature brick wall to the boundary

OUTSIDE TO THE REAR

Good sized rear garden laid to lawn with sitting area, brick built outhouse, panel enclosed fencing to boundary.

ADDITIONAL INFORMATION

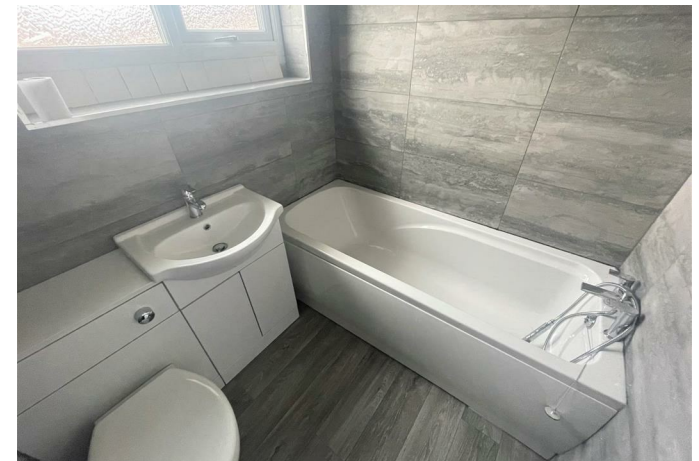
****PLEASE NOTE THE PHOTOGRAPHS SHOWN ON THE PARTICULARS WERE TAKEN BEFORE THE CURRENT TENANTS MOVED IN. THE TENANTS ARE DUE TO MOVE OUT ON THE 15TH OCTOBER 2024****

IMPORTANT INFORMATION

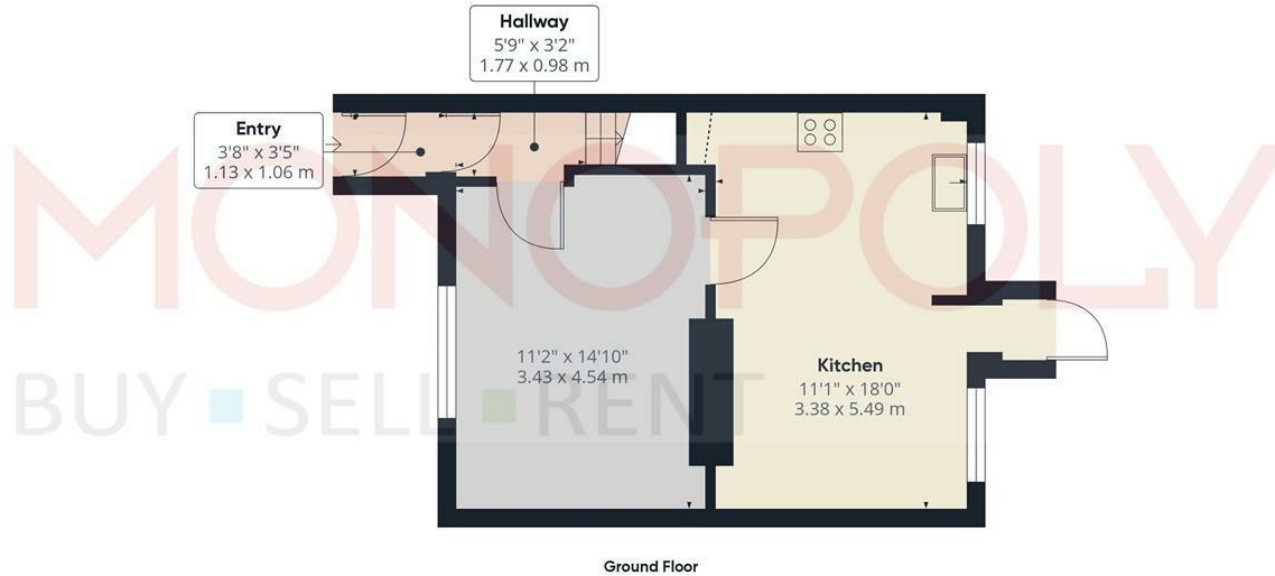
Key facts interactive report link available in video tour and brochure sections.

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.

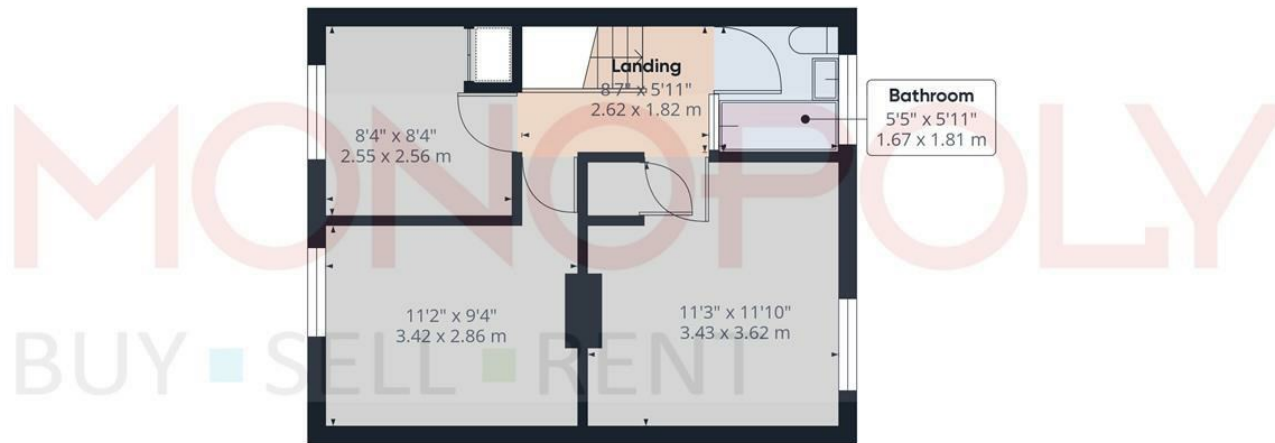
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.







Ground Floor



Floor 1

Approximate total area⁽¹⁾
 792.55 ft²
 73.63 m²

Reduced headroom
 29.71 ft²
 0.26 m²

(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.

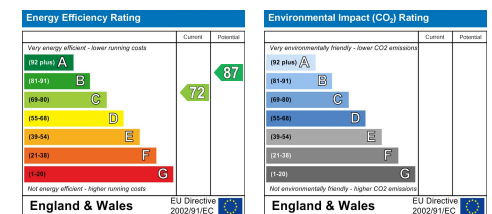
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