



## Llwyn Onn Park, Wrexham LL13 0NU

### £265,000

A well presented 4 bedroom, 2 bathroom detached family home situated on a popular residential development on the outskirts of Wrexham city centre. This excellent property has recently been re-decorated throughout and had new carpet fitted to the first floor and offers good size living accommodation and must be viewed to be fully appreciated. Located approximately 1.5 miles from the city centre where there are a wealth of amenities as well as having good access to Wrexham Industrial estate and major road links for commuting. In brief the property comprises of; hallway, downstairs w.c, lounge, dining room, kitchen and utility room to the ground floor and 4 bedrooms, en-suite and bathroom to the first floor.

- A Well presented 4 bedroom, 2 bathroom family home
- Recently re-decorated
- New carpet flooring to the first floor
- En-suite
- Single garage
- NO CHAIN



## Hallway

With tiled flooring, stairs off to the first floor, door to the lounge, w.c and kitchen.

## Downstairs W.C

Fitted with a low level w.c, wash hand basin, tiled flooring.

## Lounge

4.22m x 3.25m (13'10" x 10'7")

Well presented with a double glazed window to the front, wood effect flooring, attractive central fireplace with inset living flame gas fire and stone surround and mantel, opening into the dining area.

## Dining Area

2.55m x 3.25m (8'4" x 10'7")

With continuation of the wood effect flooring, sliding doors off to the rear garden, door into the kitchen.

## Kitchen

4.55m max x 3.22m (14'11" max x 10'6")

Fitted with a range of matching wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, built in electric oven, 4 ring gas hob, extractor fan, plumbing for a dishwasher, space for a refrigerator, tiled flooring, part tiled walls, double glazed window.

## Utility Room

With fitted units, plumbing for a washing machine, part tiled walls, tiled flooring, door off to the rear garden.

## First Floor Landing

With brand new carpet flooring, access to the loft space.

## Bedroom 1

3.22m x 3.27m (10'6" x 10'8")

Well presented with 2 sets of fitted wardrobes, chest of drawers, separate built in wardrobe, brand new carpet flooring, double glazed window.

## En-suite

Fitted with a low level w.c, wash hand basin with built in units under, fully tiled shower cubicle, double glazed window.

## Bedroom 2

3.79m x 2.61m (12'5" x 8'6")

With a double glazed window to the front, brand new carpet flooring, built in wardrobe with sliding mirrored doors.

## Bedroom 3

3.09m x 2.26m (10'1" x 7'4")

With brand new carpet flooring, double glazed window to the rear.

## Bedroom 4

2.14m x 2.31m (7'0" x 7'6")

With a double glazed window to the rear, brand new carpet flooring.

## Bathroom

2.57m x 2.40m (8'5" x 7'10")

Fitted with a white suite comprising of a low level w.c, pedestal wash hand basin, bath with shower head attachment, part tiled walls, double glazed window, 2 built in storage cupboards.

## Rear Garden

To the rear is a good size garden with a paved patio leading on to a predominantly lawned garden.

## Front

To the front is a lawned garden with a tarmac driveway providing off road parking and leading to a garage with up and over door.

## Important Information

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

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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.

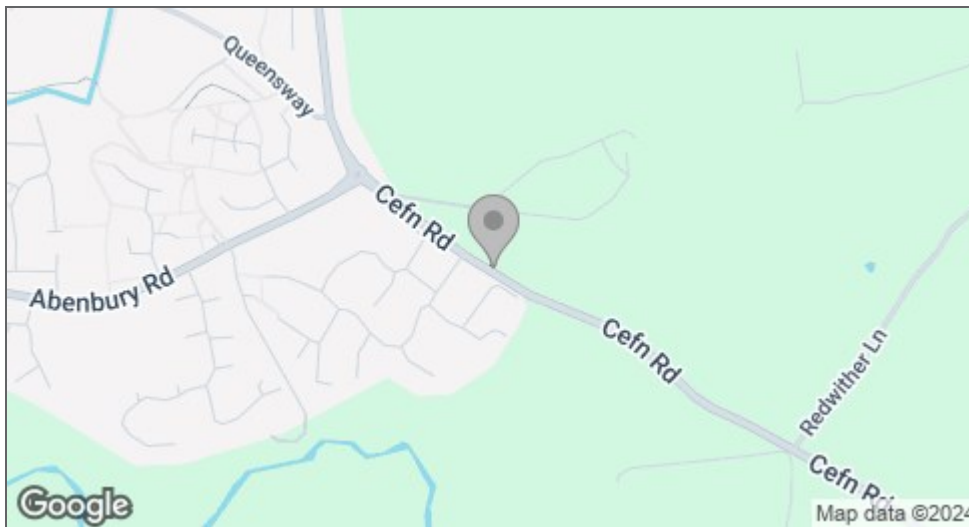
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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		84
(69-80) C	70	
(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		
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**MONEY LAUNDERING REGULATIONS 2003**

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