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Wrexham | Wrexham | LL13 0JT

£325,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



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**** FREEHOLD**** An immaculately presented and spacious 4 bedroom detached house in Penley. This excellent family home really does offer well appointed accommodation throughout, offering 2 reception rooms, kitchen/breakfast room, 2 bathrooms and 4 double bedrooms, all of which can only be appreciated when viewing the property. Located in the village of Penley is the very popular Maelor High School. There is also a local shop and is close to the village of Overton-on-Dee which has numerous local amenities to hand. In brief the property comprises of; hallway, downstairs w.c, lounge, dining room, kitchen/breakfast room and utility room to the ground floor and 4 bedrooms, en-suite and bathroom to the first floor.

- An Immaculately presented 4 bedroom detached house
- Lovely features throughout including the feature window in the master bed
- Fabulous landscaped rear garden
- 4 Double bedrooms
- Located within penley with its excellent Maelor Senior School
- Viewing Highly Recommended.
- FREEHOLD PROPERTY



Hallway

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

Downstairs W.C

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

Lounge

19'7" max x 11'0" (5.97m max x 3.37m)

Spacious and beautifully presented with a large bay window to the front, carpeted flooring, double doors into the dining room.

Dining Room

10'3" x 9'3" (3.14m x 2.82m)

Well presented with a double glazed window to the rear, wood effect cushioned flooring.

Kitchen/Breakfast Room

16'7" max x 9'4" ext to 9'3" (5.06m max x 2.86m ext to 2.82m)

Superbly appointed with a full range of attractive wall, drawer and base units, wood effect work surfaces with inset ceramic sink and drainer, integrated dishwasher, built in electric oven and grill, 4 ring gas hob with extractor fan over, part tiled walls, tiled flooring, area for a breakfast table, french doors off to the rear garden, double glazed window.

Utility Room

8'7" x 4'10" (2.63m x 1.48m)

With work surfaces, stainless steel sink, plumbing for a washing machine, space for a dryer, wall and base units, part tiled walls, tiled flooring, door off to the side.

First Floor Landing

A spacious landing with a double glazed window to the front, carpeted flooring, door to a storage

cupboard housing the hot water tank, access to the loft space.

Bedroom 1

14'0" x 11'0" (4.28m x 3.37m)

A fantastic bedroom being spacious and beautifully presented, high ceilings, feature arch window to the front, carpeted flooring.

En-suite

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

Bedroom 2

12'3" x 8'10" (3.75m x 2.71m)

Stylishly presented with a double glazed window to the front, carpeted flooring.

Bedroom 3

10'2" x 10'0" (3.12m x 3.07m)

Again well presented with a double glazed window to the rear, carpeted flooring.

Bedroom 4

9'8" x 8'9" (2.95m x 2.69m)

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

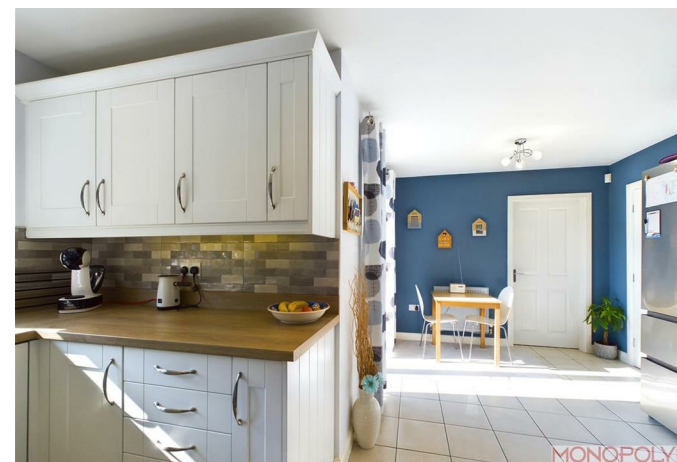
Bathroom

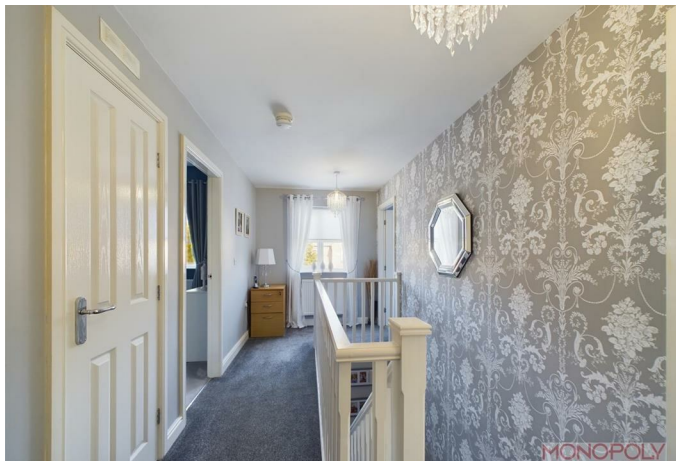
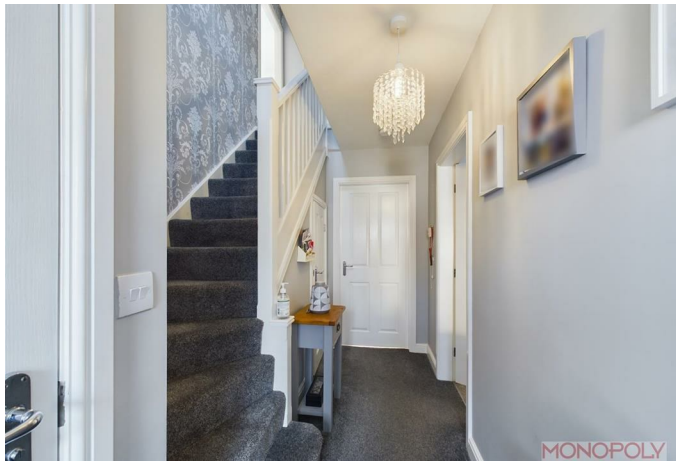
6'0" x 7'8" (1.85m x 2.35m)

Well appointed with a low level w.c, large wash hand basin with vanity unit under, bath with wall mounted shower attachment, wood effect cushioned flooring, fully tiled walls, double glazed window.

Rear Garden

To the rear is a beautifully landscaped and generous garden with a paved patio leading on to a good size artificial lawn, sleeper planters with fruit trees and





well established plants, opening into a brick paved patio area with planted borders.

Front

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

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.

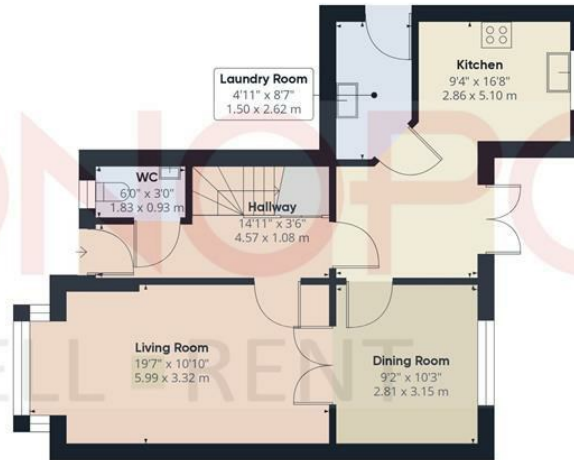
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of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



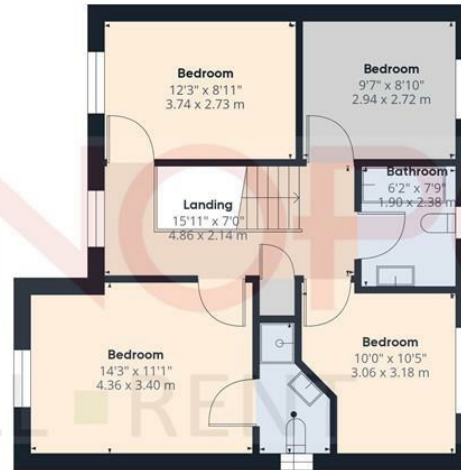




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Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1214.06 ft²
 112.79 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.

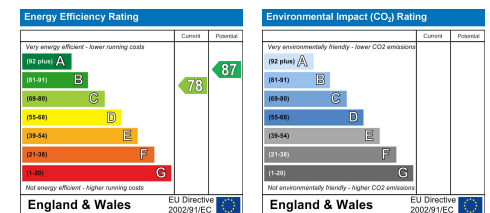
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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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