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Wrexham || LL11 4AX

£395,000

MONOPOLY[®]

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A beautifully presented and impressively spacious 4 bedroom detached family home situated on a large plot within a popular residential location in the village of Gwersyllt. Situated at the end of a cul-de-sac with a large front garden with more than ample parking and an exceptionally generous rear garden this property really must be viewed to be fully appreciated. Internally the property offers a modern kitchen, large conservatory, principal suite with dressing room and en-suite making this a superb family home. The village of Gwersyllt offers a wealth of local amenities including a supermarket, small retail development, popular Welsh primary school, High school and also has excellent access to the A483 for commuting. In brief the property comprises of; front porch, hallway, downstairs w.c, study, kitchen, lounge and conservatory to the ground floor and 4 bedrooms, en-suite and bathroom to the first floor.

- An exceptional 4 bedroom, 2 bathroom family home
- Generous gardens to the front and rear
- Beautifully presented throughout
- Modern fitted kitchen
- Large conservatory
- Principal suite with dressing area and en-suite
- More than ample off road parking
- Cul-de-sac location
- MUST BE VIEWED TO BE APPRECIATED



Front Porch

With wood effect flooring, alarm control panel, door into the hallway.

Hallway

A lovely wide hallway with carpeted flooring, stairs off to the first floor

Downstairs W.C

5'4" x 4'7" (1.64m x 1.41m)

Fitted with a low level w.c, pedestal wash hand basin, tiled flooring, part tiled walls, double glazed window.

Study/Dining Room

9'5" x 9'0" (2.89m x 2.76m)

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

Kitchen

16'10" x 11'8" (5.15m x 3.57m)

A stunning, beautifully appointed kitchen offering a comprehensive a range of two tone gloss wall, drawer and base units, Quartz work surfaces with inset stainless steel sink, built in electric oven and microwave oven, integrated dishwasher, fridge/freezer and washing machine, 4 ring induction hob with red glass splash back, stainless steel extractor fan over, uPVC stable door off to the side, double glazed window, french doors off to the conservatory, door to an under stairs storage cupboard, door into the lounge.

Lounge

Spacious and beautifully presented with double glazed french doors off to the rear garden, attractive central fireplace with inset living flame gas fire, double glazed window to the front.

Conservatory

19'2" x 16'4" (5.85m x 4.98m)

A large conservatory making a superb extra living

space, being uPVC double glazed with french doors off to the rear garden, 2 electric heaters, carpeted flooring.

First Floor landing

With carpeted flooring, access to the loft space, door to an airing cupboard housing the hot water tank.

Principal Bedroom

11'3" x 11'0" (+ dressing area) (3.43m x 3.37m (+ dressing area))

A fantastic principal suite being well presented with a double glazed window to the front, carpeted flooring, opening into a dressing area with a double glazed window to the rear and triple built in wardrobes.

En-suite

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

Bedroom 2

10'1" x 9'1" (3.09m x 2.77m)

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

Bedroom 3

11'2" x 9'6" (3.41m x 2.92m)

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

Bedroom 4

8'9" x 6'3" (2.69m x 1.92m)

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





Family Bathroom

8'7" x 5'10" (2.62m x 1.80m)

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

Outside

A real feature to this property is the impressively generous plot it occupies. To the front is a long tarmac driveway providing more than ample off road parking and leading to a single garage with up and over door. There is also additional side parking for 2 cars and a gravelled area suitable for a caravan/motorhome. There are 3 well maintained lawn areas with well established flower beds and fruit trees.

To the rear is an immaculately maintained and impressively generous garden with an extensive artificial lawned garden with attractive planted borders and a paved patio to the foot of the garden. There is also an enclosed dog run with a fully insulated 7ft x 3ft kennel leading to a shed with electric points and lights. There is also a Gazebo construction with reinforced base and electric point so ideal for a Hot tub.

To one side of the garden is a large well stocked pond with small waterfall and a semi-wrap around patio decked area to the conservatory. There are external power points around the garden.

Additional Information

The property is Leasehold with a 999 year lease from the 1st January 2005. There is a £150 annual service charge to be paid.

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

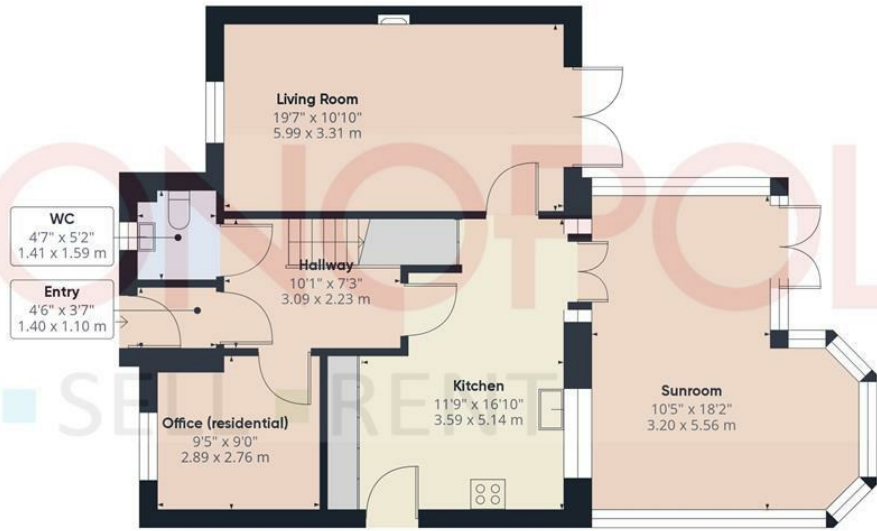
contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.







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Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1441.18 ft²
 133.89 m²
 Reduced headroom
 0.86 ft²
 0.08 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.

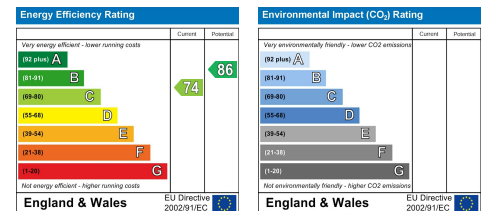
Calculations are based on RICS IPMS 3C standard.

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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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