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Wrexham | | LL12 8BL

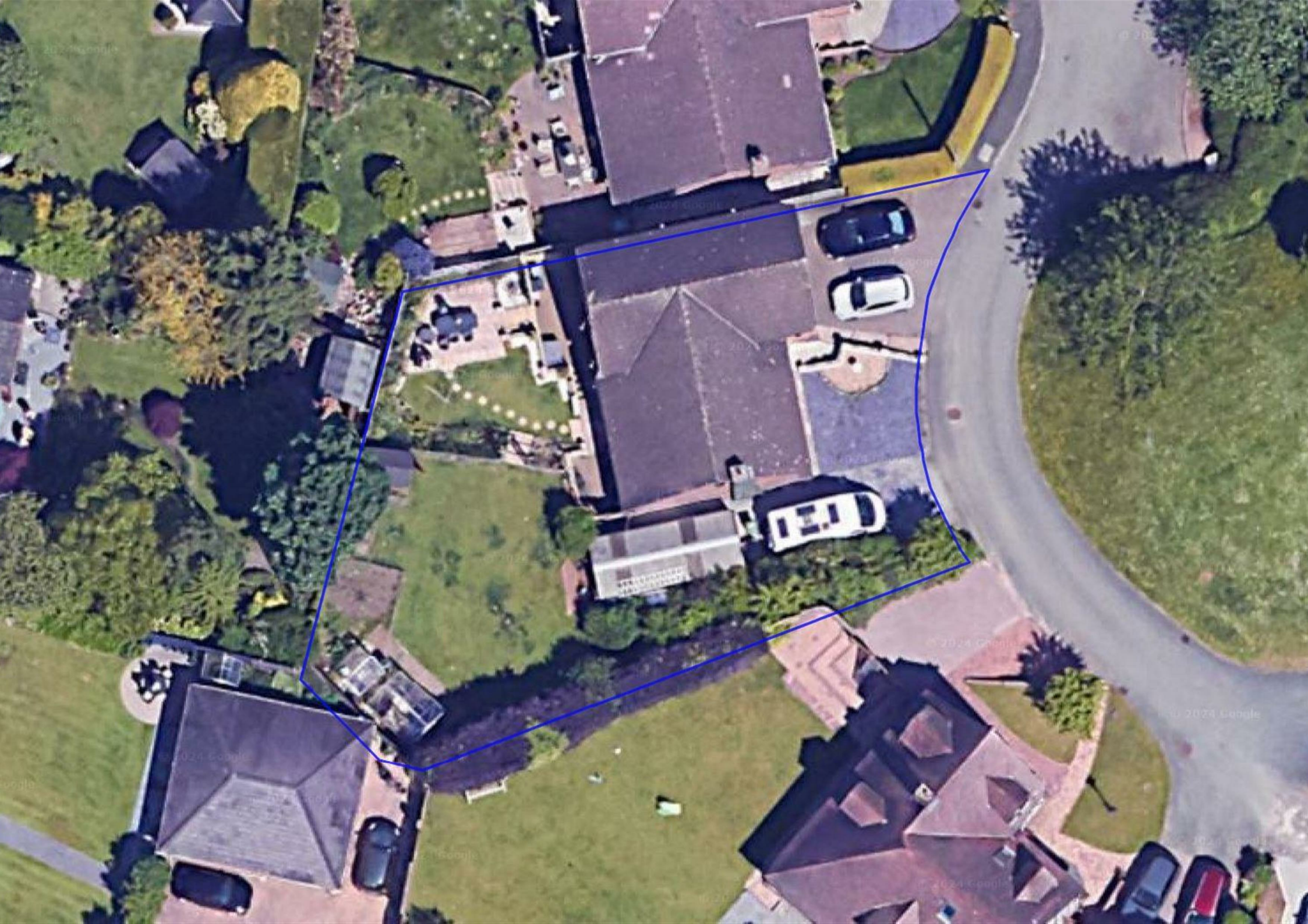
£450,000

**MONOPOLY**<sup>®</sup>

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7

Wrexham | | LLI 2 8BL

Set in an elevated position within a popular residential location this is a fantastic split level 3/4 bedroom detached family home that must be viewed to be fully appreciated. The property occupies a large plot with generous gardens to the rear and 2 driveways to the front both leading to double garages one of them being a tandem. Internally the property boasts spacious, well presented and versatile living accommodation to include a large well appointed kitchen/dining room, 3 double bedrooms to the first floor and a family room/ bedroom to the lower ground floor. This excellent property is located on the outskirts of Wrexham city centre with superb access to Wrexham or Chester via car or the frequent bus service as well as having good access to major road routes for commuting. In brief the property comprises of; entrance hallway, downstairs w.c, lounge, kitchen/dining room to the ground floor, family room/bedroom 4, utility room and door to the integral double garage to the lower ground floor and 3 bedrooms, en-suite and bathroom to the first floor.

- A fantastic 3/4 bedroom detached family home
- Set in an elevated position within a popular residential location
- Two driveways leading to Two double garages
- Generous well maintained rear garden
- Superbly presented and versatile living accommodation
- Well appointed kitchen/dining room
- 3 Double bedrooms and a family room/bedroom
- En-suite
- MUST BE VIEWED TO BE APPRECIATED



### Hallway

With carpeted flooring, split level staircases leading to the lower ground floor and first floor.

### Downstairs W.C

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

### Lounge

17'7" x 12'10" (5.37m x 3.92m)

A spacious and beautifully presented lounge with an attractive central fireplace with inset living flame gas fire, stone surround and hearth, engineered oak flooring, double glazed window to the front, sliding wood doors into the kitchen/dining room.

### Kitchen/Dining Room

21'3" max x 16'2" max (6.48m max x 4.95m max)

A superbly appointed kitchen/dining room offering a full range of matching wall, drawer and base units, granite work surfaces with inset stainless steel sink and drainer, built in electric oven and grill, 5 ring gas hob with granite splash back and contemporary extractor fan over, integrated fridge/freezer, plumbing for a dishwasher, door and sliding doors off to the rear garden, double glazed window, wood effect flooring.

### Study area

Stairs off the ground floor lead down to the lower ground floor into the lower hall which is ideal for use as a study area with carpeted flooring, doors to the family room/bedroom, utility room and the integral double garage.

### Family Room/Bedroom 4

18'0" x 11'11" (5.49m x 3.64m)

Currently used as a bedroom/family room with double glazed french doors off to the rear garden, carpeted flooring.

### Utility Room

8'9" x 4'0" (2.67m x 1.22m)

With work surface, stainless steel sink and drainer, plumbing for a washing machine, space for a dryer, wall and base units, wood effect flooring.

### First Floor Landing

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

### Bedroom 1

15'10" x 11'0" (4.83m x 3.36m)

A spacious and well presented bedroom with a double glazed window to the front, carpeted flooring, fitted wardrobes with sliding mirrored doors, door to the en-suite.

### En-suite

Fitted with a low level w.c with concealed cistern, wash hand basin with fitted units under, shower cubicle, fully tiled walls.

### Bedroom 2

11'11" max x 9'4" (3.65m max x 2.86m)

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

### Bedroom 3

12'0" x 8'2" (3.66m x 2.49m)

A double bedroom with a double glazed window to the rear, carpeted flooring.

### Family Bathroom

9'6" x 8'0" (2.91m x 2.45m)

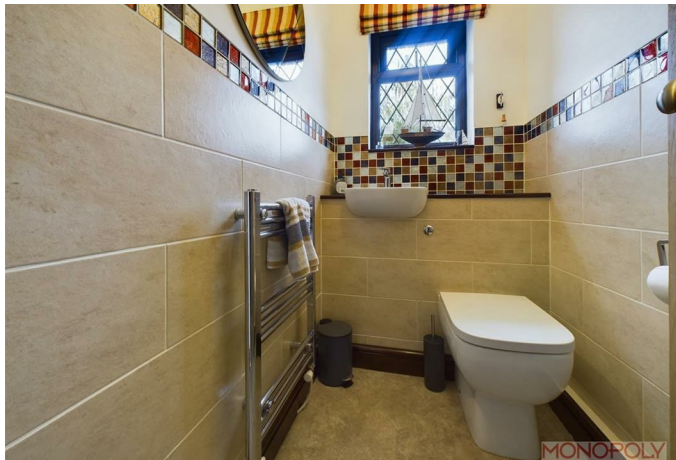
A spacious well appointed 4 piece suite comprising of a low level w.c, pedestal wash hand basin, bath, separate shower cubicle, part tiled walls, wood effect cushioned flooring, double glazed window.

### Outside

The property occupies a generous plot with a









slated/gravelled garden to the front and two separate driveways. To one side is a brick paved driveway leading to a double garage with electric door and the other side has a gravelled driveway leading to a tandem double garage with up and over door. To the rear is a well maintained and impressively generous garden with a low level brick paved patio with steps up to a further paved seating area with lawned garden to the side. An entrance through a timber pergola leads on to another area of garden with a large lawn and vegetable patch area. There is gated access to one side with a door into the tandem garage and access to the front of the property.

### **Double Garage**

An integral double garage with electric door, full mains electric, wall mounted gas boiler, workshop area.

### **Tandem Double Garage**

With an up and over door, mains electrics.

### **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.















**Approximate total area<sup>(1)</sup>**

1961.29 ft<sup>2</sup>  
182.21 m<sup>2</sup>

**Reduced headroom**

3.77 ft<sup>2</sup>  
0.35 m<sup>2</sup>

(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.

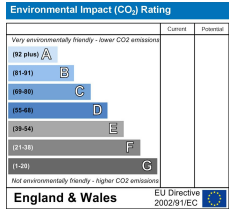
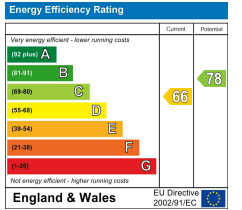
**GIRAFFE360**

**MONEY LAUNDERING REGULATIONS 2003**

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