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Wrexham | LL11 2EZ

£210,000

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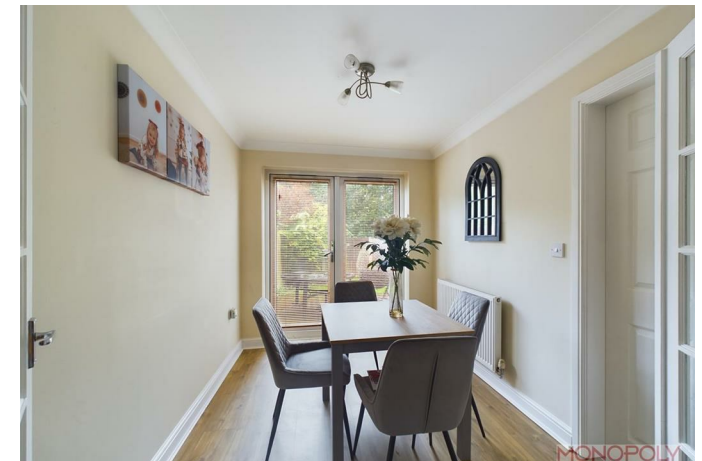
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Wrexham | | LLI | 2EZ

"VIEWING HIGHLY RECOMMENDED"

We are Delighted to Offer For Sale this well presented modern Three Bedroom semi detached property situated on a popular residential development on the outskirts of Wrexham. The internal accommodation comprises an Entrance Hallway, Downstairs Cloakroom, Lounge, Dining Room, Kitchen, to the ground floor and Three Bedrooms including a Principle bedroom with En suite Shower room and Family Bathroom. Externally there is off road parking, a single garage and generous rear garden. Situated in the village of Rhosrobin which is just a couple miles from Wrexham town centre there is also easy access to the A483 and road network beyond.

- THREE BEDROOM
- SEMI DETACHED HOUSE
- SOUGHT AFTER LOCATION
- GAS CENTRAL HEATING
- GARAGE
- OFF ROAD PARKING
- UPVC DOUBLE GLAZING
- REAR GARDEN



ACCOMMODATION TO GROUND FLOOR

Canopy Porch with Composite double glazed and frosted door gives access to the Entrance Hallway.

ENTRANCE HALLWAY

With laminate flooring, radiator, door leading off to the downstairs cloakroom, staircase rising off to the first floor accommodation, under stairs cupboard, coved ceiling.

DOWNSTAIRS CLOAKROOM

Comprising of a Low level WC and wash hand basin, single panel radiator , UPVC Double glazed and frosted window to the front.

LOUNGE

14'0" x 8'7" (4.280m x 2.633m)

UPVC Double glazed window to the front with radiator beneath, laminate flooring, coved ceiling, double doors to the dining room.

DINING ROOM

9'9" x 7'7" (2.976m x 2.315m)

UPVC Double glazed patio doors to the rear, laminate flooring, radiator.

KITCHEN

9'9" x 7'8" (2.994m x 2.338m)

Modern Kitchen comprising a good range of wall and base cupboards, with complementary worktop surfaces incorporating one and a half bowl stainless steel sink and drainer unit with mixer tap, Integral Four ring Gas hob, Electric Oven/grill with Stainless steel canopy extractor hood above, plumbing for washing machine, composite double glazed and frosted door to the side, door to dining room, UPVC Double glazed window looking out to the rear garden.

FIRST FLOOR LANDING AREA

With UPVC Double glazed window to the side, access to the loft space, doors off to the bedrooms and bathroom.

BEDROOM ONE

12'3" x 8'4" (3.752m x 2.555m)

With UPVC Double glazed window to the front, with radiator beneath, door to the en-suite shower room, built in wardrobes.

EN SUITE SHOWER ROOM

Comprising of shower cubicle, pedestal wash hand basin, dual flush low level w.c., Chrome ladder style radiator, UPVC Double glazed and frosted window to the front.

BEDROOM TWO

9'7" x 9'1" (2.928m x 2.781m)

UPVC Double glazed window to the rear with radiator beneath, carpeted flooring.

BEDROOM THREE

7'4" x 5'11" (2.251m x 1.822m)

UPVC Double glazed window to the rear, radiator.

FAMILY BATHROOM

Comprising of panel enclosed bath with shower above, pedestal wash hand basin, dual flush low level w.c., Chrome ladder style radiator/towel rail, airing cupboard, half height tiled walls, spotlights to the ceiling.

OUTSIDE TO THE FRONT

Driveway to the front with off road parking for two vehicles and which leads to the single garage. The garden is laid to lawn, with path to the front entrance door.

OUTSIDE TO THE REAR

Good size garden to the rear with decked sitting area leading to garden laid to lawn, with panel enclosed fencing to the boundaries.

IMPORTANT INFORMATION

MORTGAGES

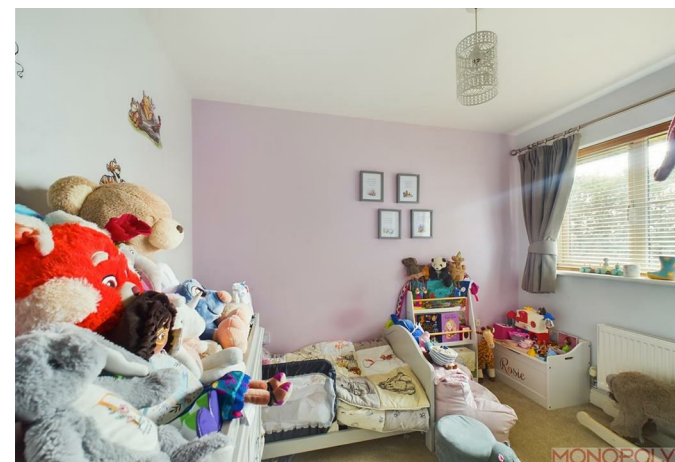
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

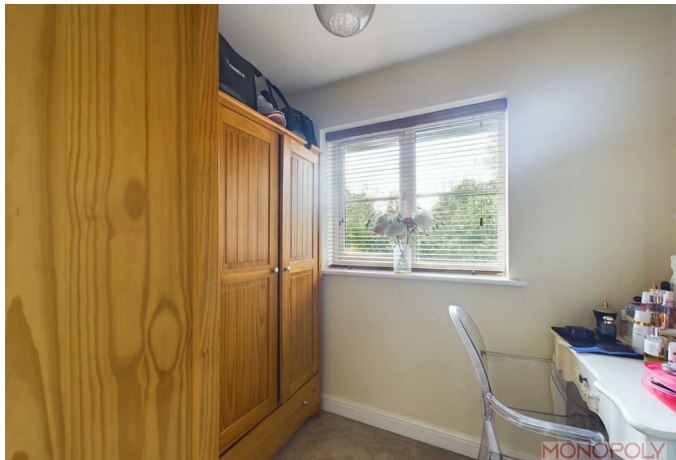
Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage

KEY FACTS FOR BUYERS

Please see Key Facts for buyers in Web Link.





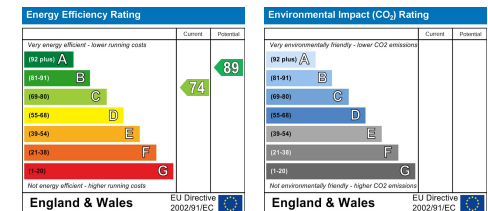


MONEY LAUNDERING REGULATIONS 2003

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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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