



5

Wrexham | LL11 4PX

£249,950

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT

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Wrexham | | LLI | 4PX

"VIEWING RECOMMENDED"

We are delighted to offer this wonderful opportunity to purchase a Three Bedroom Detached Bungalow situated on a POPULAR and SOUGHT AFTER residential location in the village of Rhosrobin. This excellent bungalow benefits from having a good size Lounge, Dining Room, Kitchen, Three Bedrooms and Wet Room. There are generous gardens to the front and rear and ample off road parking and a single garage with up and over door.

The village of Rhosrobin offers a number of local amenities close to hand including a small retail development with an array of shops. Local schools and public transport are close by and Commuting is within easy access to major link roads.

"NO CHAIN"

- THREE BEDROOM
- DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- GARAGE
- OFF ROAD PARKING
- PRIVATE GARDEN TO THE REAR
- NO CHAIN
- VIEWING RECOMMENDED
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING



## ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed, frosted and stained front door which gives access to the Entrance Porch

### PORCH

With door to the lounge.

### LOUNGE

18'2" x 11'2" (5.560m x 3.417m)

With UPVC Double glazed and leaded window to the front, TV aerial point, Adam Style fire surround with living flame gas fire inset on a tiled backdrop and hearth, double panel radiator.

### DINING ROOM

8'1" x 7'10" (2.470m x 2.410m)

UPVC Double glazed window to the front, radiator, squared archway to the kitchen.

### KITCHEN

9'9" x 7'11" (2.985m x 2.420m)

Comprising of a range of wall and base cupboards with complementary worktop surfaces incorporating stainless steel sink unit with mixer tap, Integral Four ring gas hob, electric oven/grill with extractor hood over, wall mounted gas central heating boiler, space for fridge freezer, UPVC Double glazed window to the side, UPVC Double glazed and frosted door to the side, single panel radiator.

### INNER HALLWAY

Airing cupboard with radiator inset and shelving, access to the loft space, doors leading off to the bedrooms and wet room.

### BEDROOM ONE

12'11" x 9'8" (3.943m x 2.968m)

With UPVC Double glazed window to the rear, with single panel radiator beneath, carpeted flooring, telephone point.

### BEDROOM TWO

12'0" x 9'4" (3.677m x 2.862m)

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

### BEDROOM THREE

9'8" x 7'2" (2.971m x 2.187m)

UPVC Double glazed window to the side with single panel radiator beneath, carpeted flooring.

### WET ROOM

Comprising of Shower area, low level w.c., wash hand basin, fixed wall mirror, fully tiled, Chrome ladder style radiator/ towel rail, UPVC Double glazed and frosted window to the side.

## OUTSIDE TO THE FRONT

Driveway to the front which leads to single garage with up and over door and offering off road parking for two to three vehicles. The garden is laid to lawn.

## OUTSIDE TO THE REAR

Accessed via gate from the left hand side, which leads to the rear garden which has been laid with decorative stone with a circular paved sitting area. There are mature shrubs, a greenhouse and is made private with panel enclosed fencing.

## IMPORTANT INFORMATION

**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.

## 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.

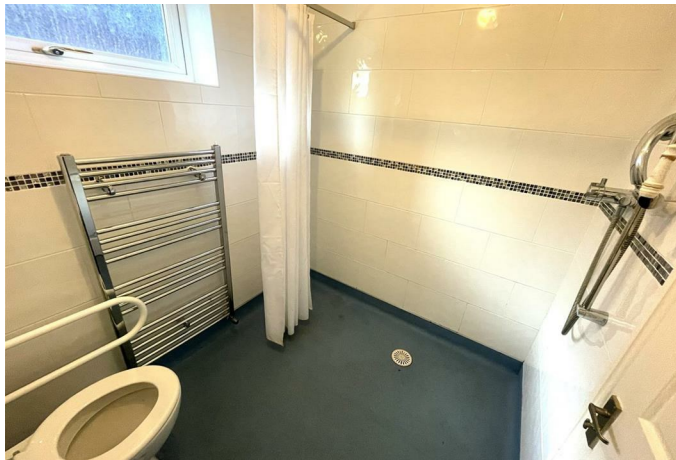
Please remember that you should not borrow more than you can safely afford.

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

## ADDITIONAL INFORMATION

Please see the key property facts in the web links on line.





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**Entry**  
2'6" x 3'8"  
0.79 x 1.14 m

8'1" x 7'10"  
2.47 x 2.41 m

**Kitchen**  
9'8" x 7'10"  
2.95 x 2.40 m

7'2" x 9'8"  
2.18 x 2.95 m

12'10" x 9'8"  
3.92 x 2.96 m

18'1" x 11'1"  
5.52 x 3.39 m

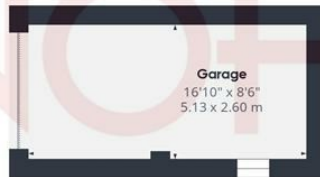
11'11" x 9'4"  
3.64 x 2.85 m

**Bathroom**  
7'0" x 5'9"  
2.14 x 1.76 m

**Hallway**  
10'3" x 3'3"  
3.12 x 1.00 m

Ground Floor Building 1

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**Garage**  
16'10" x 8'6"  
5.13 x 2.60 m

Ground Floor Building 2

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

866.39 ft<sup>2</sup>  
80.49 m<sup>2</sup>

(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.

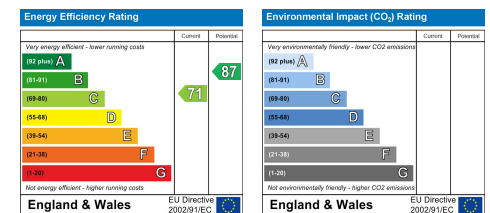
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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