



Shellbark Close, Wrexham LL11 2PD

Offers In Excess Of £175,000

Situated on a popular, convenient and modern residential development close to the centre of Wrexham, this delightful end of terrace house offers a perfect blend of modern living and comfort. Built in 2017, the property boasts a contemporary design and is well-maintained, making it an ideal choice for first-time buyers, small families, or those looking to downsize. With a generous living space of 699 square feet, this two-bedroom home provides ample room for relaxation and entertaining. The layout is thoughtfully designed, ensuring that every corner of the house is utilised effectively. The bedrooms are well-proportioned, offering a peaceful retreat at the end of the day. One of the standout features of this property is the convenient allocated parking space, accommodating up to two vehicles. This is a significant advantage in today's busy world, providing ease and accessibility for you and your guests.

Shellbark Close is well-connected to local amenities, schools, and retail parks, making it a wonderful place to call home. The surrounding area offers a variety of recreational activities, ensuring that there is always something to do. The property is situated close to the STok Cae Ras home of Wrexham AFC, Wrexham University and Total Fitness gym. In summary, this well presented house in Wrexham is a fantastic opportunity for those seeking a modern, comfortable living space in a vibrant community. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely property your own.

- TWO BEDROOM MODERN END OF TERRACE HOUSE
- WELL EQUIPPED KITCHEN
- MAIN BEDROOM WITH SHOWER ROOM EN SUITE
- LOW MAINTENANCE REAR GARDEN
- POPULAR & CONVENIENT LOCATION CLOSE TO WREXHAM CITY CENTRE
- LOUNGE/DINER
- DOWNSTAIRS WC
- FAMILY BATHROOM
- TWO ALLOCATED PARKING SPACES
- EPC RATING - B



Entrance Hall

Entrance door with glazing, stairs to first floor, tiled floor, doors to wc and kitchen.

Kitchen

Fitted modern range of wall and base units, complementary worktops, stainless sink drainer, mixer tap, single oven, gas hob, extractor, space for washing machine, window to front, tiled floor, enclosed wall mounted gas combi boiler.

Lounge/Diner

A well appointed and spacious living space with laminate flooring, window and French doors to rear, a further window to side, door to understairs cupboard.

WC

Toilet hand wash basin, tiled floor, window to front.

First Floor Landing

Carpet, doors to both bedrooms and bathroom.

Bedroom One

Carpet, window to front, built in storage cupboard, door to en suite shower room.

En Suite

Shower enclosure, hand wash basin, window to front, vinyl floor, part tiled walls.

Bedroom Two

Carpet, window to rear.

Bathroom

Panel bath, wc, hand wash basin, vinyl flooring, extractor, window to rear, chrome towel radiator.

Outside

Two allocated parking spaces in a parking area to the rear of the property

Low maintenance rear garden with timber garden store with power, paving adjacent house, artificial

grass, gate to parking area, enclosed with fencing.

Shared gate and path to front door, small front lawn path, gate to rear garden, outside tap.

IMPORTANT INFORMATION

£409 annual service charge payable. This is payable to Beresford Adams Commercial and reviewed annually from 1st March.

*Material Information interactive report 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.

MORTGAGES

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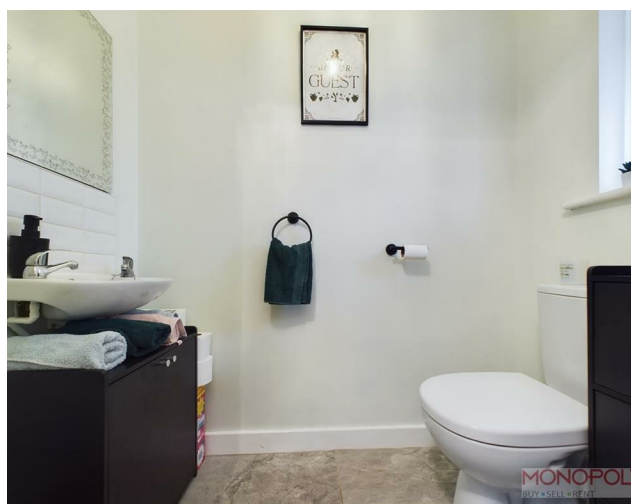


from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

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

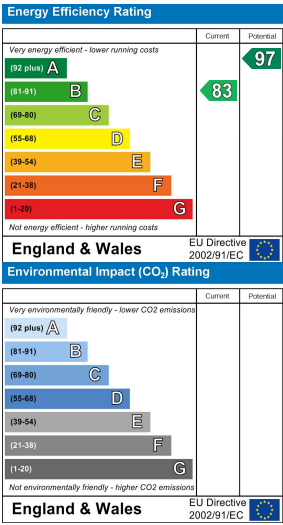
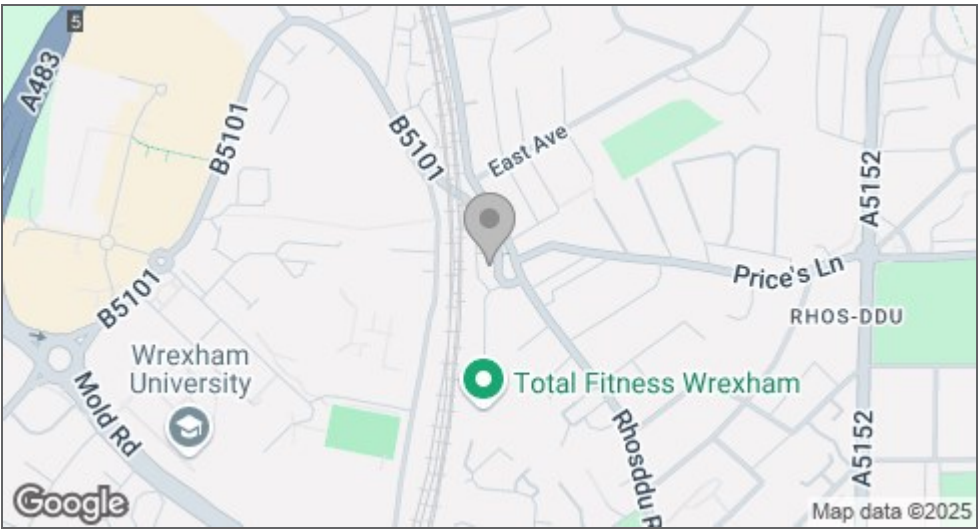
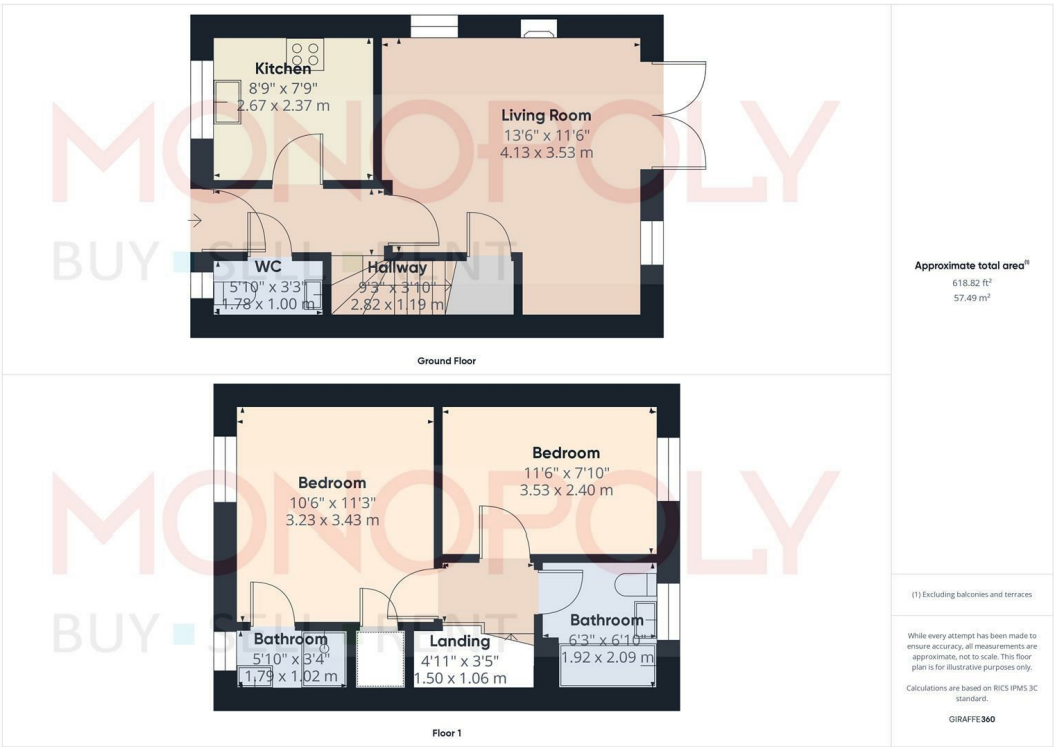
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