



17

Wrexham | | LL13 0PJ

£280,000

**MONOPOLY**  
BUY ■ SELL ■ RENT

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# 17

Wrexham | | LLI 3 OPJ

A spacious 3 bedroom, 2 bathroom detached bungalow situated within a popular residential location close to Wrexham city centre. The property offers a good size lounge/dining room, 2 double bedrooms and a single bedroom, en-suite, well maintained gardens and an integral single garage. LLwyn Onn park is located close to Wrexham city centre and Wrexham Industrial estate so has numerous amenities close to hand as well as good road routes out of Wrexham for commuting. In brief the property comprises of; front porch, hallway, lounge/dining room, kitchen, 3 bedrooms, en-suite and bathroom.

- A spacious 3 bedroom detached bungalow
- Good size lounge/dining room
- En-suite
- Well maintained gardens
- Open field to the rear
- Integral single garage and off road parking
- Cul-de-sac location
- NO CHAIN





### Front Porch

With a door opening into the hallway.

### Hallway

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

### Lounge/Dining Room

18'10" x 15'8" (5.75m x 4.79m)

A good size room with double glazed sliding doors off to the rear garden, double glazed window, wood effect flooring.

### Kitchen

12'4" x 8'5" (3.77m x 2.59m)

Fitted with matching wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, built in electric oven, 4 ring electric hob, plumbing for a washing machine, part tiled walls, tiled flooring, double glazed window to the rear.

### Bedroom 1

11'9" x 10'5" (+ bay) (3.59m x 3.20m (+ bay))

A good size bedroom with fitted wardrobes and high level units, carpeted flooring, double glazed bay window to the front.

### En-Suite

Fitted with a low level w.c, pedestal wash hand basin, fully tiled shower cubicle, tiled flooring, double glazed window.

### Bedroom 2

10'6" x 10'10" (3.21m x 3.31m)

A good size bedroom with 2 double glazed windows, carpeted flooring.

### Bedroom 3

7'6" x 9'2" (2.30m x 2.81m)

With a double glazed window, carpeted flooring.

### Bathroom

8'7" x 5'9" (2.64m x 1.77m)

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

### Rear Garden

To the rear is a good size garden with a paved patio and raised artificial lawn with planted borders. Steps lead down to a further paved patio where there is gated access to a public footpath at the back of the property. The property also benefits from not being over looked at the back due to having a field beyond.

### Front

To the front is a gravelled garden and a tarmac driveway providing off road parking and leading to a single garage with up and over door.

### 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







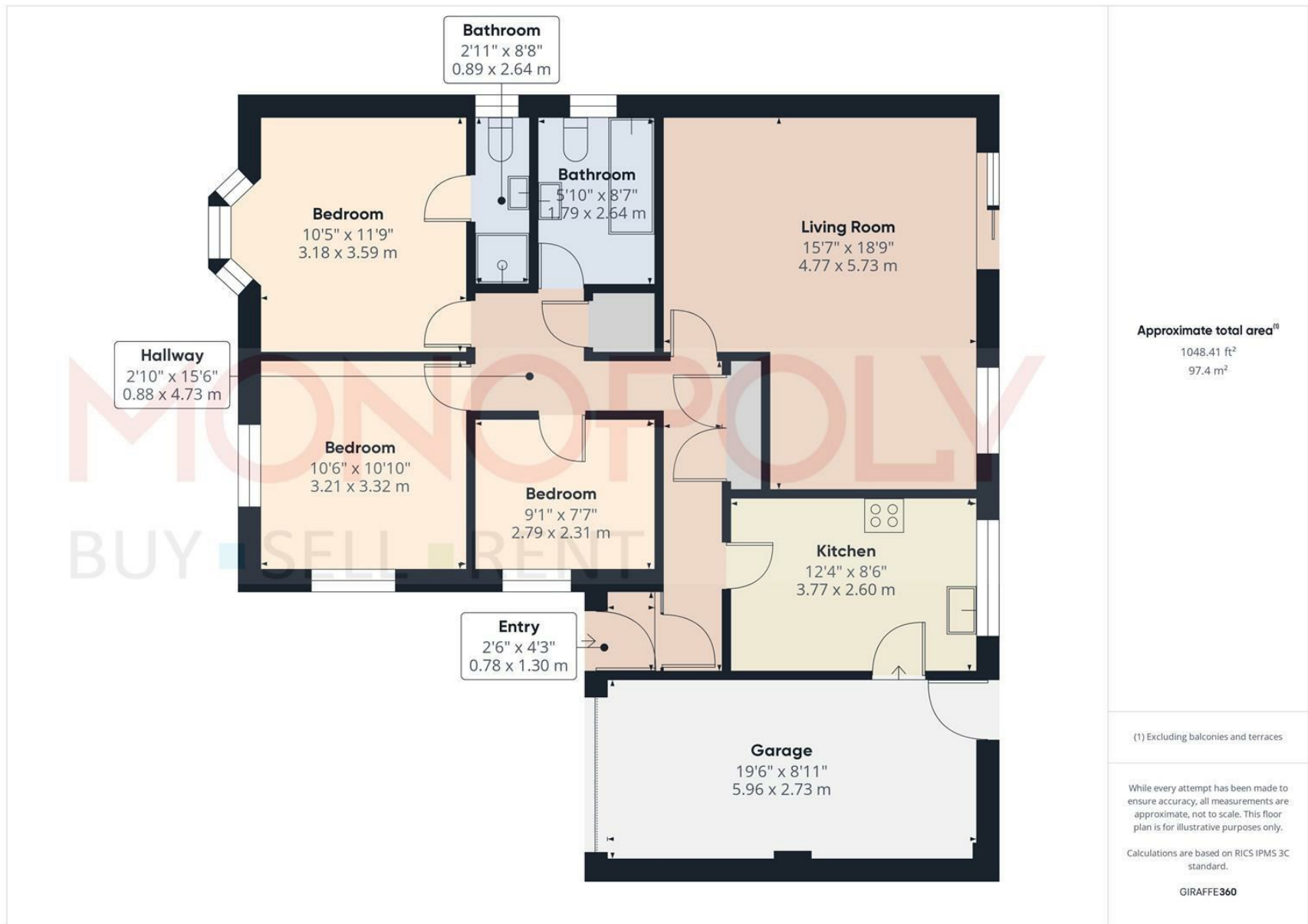


misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does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

#### **Key Property Facts**

The key material information can be seen via the web links from which ever property portal the property is viewed.



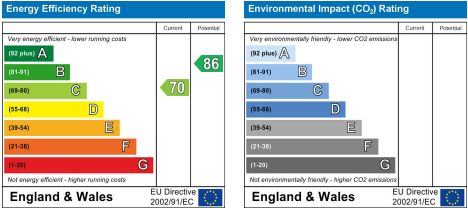


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