



135

Wrexham | Clwyd | LL11 2SH

£340,000

MONOPOLY
BUY ■ SELL ■ RENT





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A stunning 3 bedroom semi-detached period property situated in the desirable area of Garden village on the outskirts of Wrexham city centre. This beautifully appointed property has been sympathetically refurbished by the current owners to produce a wonderful family home offering an eclectic mix of modern and original features that truly must be viewed to be fully appreciated. The internal accommodation benefits from having a high end fitted kitchen and bathroom, 2 reception rooms, 2 double bedrooms and a single bedroom, well maintained gardens and a detached single garage. The popular area of Garden Village offers a wealth of local amenities including local shops, primary school and has excellent access to both Wrexham and Chester either by car or the frequent bus service. In brief the property comprises of; hallway, lounge, sitting room, downstairs w.c and kitchen to the ground floor and 3 bedrooms and bathroom to the first floor.

- A beautifully presented 3 bedroom semi-detached period property
- Stylishly presented throughout
- 2 Reception rooms
- Modern fittings and original features
- Stunning kitchen and bathroom
- Corner plot with well maintained gardens
- Off road parking and single garage
- VIEWING HIGHLY RECOMMENDED
- NO CHAIN



Hallway

A welcoming hallway with attractive parquet flooring, staircase rising to the first floor with glass balustrade, double glazed window.

Downstairs w.c

Fitted with a low level w.c, wash hand basin, stone tiled flooring, double glazed window.

Lounge

12'4" x 11'5" (3.77m x 3.48m)

A spacious and beautifully presented room with a double glazed bay window to the front, parquet flooring, original coving, central stone fireplace with inset living flame gas fire and feature panelled wall.

Sitting Room

13'4" x 11'4" (4.08m x 3.47m)

Well presented with a feature fireplace with inset log burner, granite hearth, brick surround and oak mantel, attractive parquet flooring, double glazed french doors off to the garden.

Kitchen/Breakfast room

20'2" x 8'2" (6.16m x 2.50m)

A beautifully appointed and attractive fitted kitchen offering a comprehensive range of two tone wall, drawer and base units, Quartz working surfaces with inset 'Franke' Belfast sink with mixer tap and 'Franke Hot tap', double doors open to a superb built in pantry area with drawers and shelving, integrated 'Neff' dishwasher and washing machine, integrated fridge/freezer, built in microwave, space for a range style cooker, large cooker hood, built in breakfast bar with wood work top, concealed 'Worcester' gas combination boiler, Limestone tiled flooring with under floor heating, 2 double glazed windows, uPVC double glazed door off to the rear garden.

First Floor Landing

With carpeted flooring, attractive glass balustrade, double glazed window to the side.

Bedroom 1

12'4" x 11'5" (3.77m x 3.48m)

A spacious and stylishly presented bedroom with a double glazed bay window with window seat and plantation shutters, feature panelled wall, carpeted flooring.

Bedroom 2

13'5" x 10'1" (4.10m x 3.09m)

Again spacious and well presented with a double glazed window to the rear with plantation shutters, carpeted flooring, modern fitted wardrobes.

Bedroom 3

8'5" x 8'2" (2.57m x 2.51m)

With a double glazed window to the front with plantation shutters, carpeted flooring, modern fitted wardrobes.

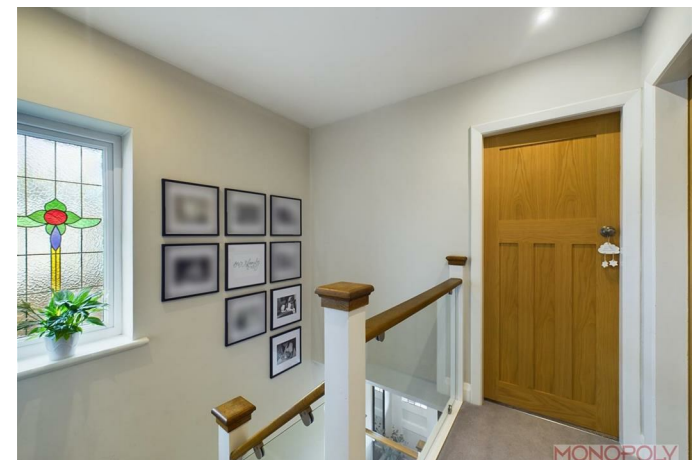
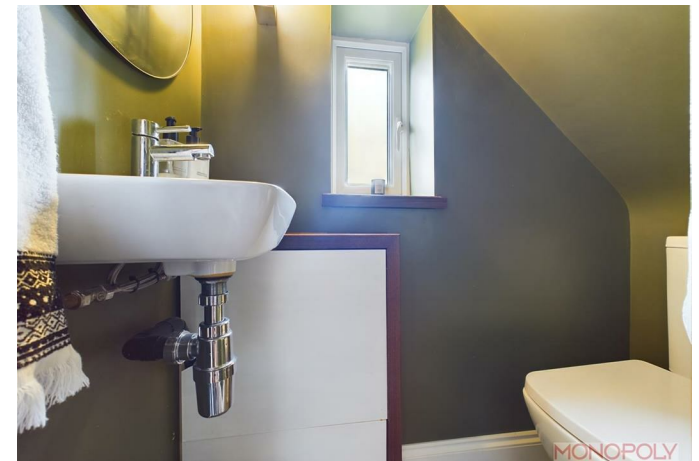
Bathroom

9'6" x 8'3" (2.92m x 2.54m)

A stunning bathroom fitted with an attractive 4 piece suite comprising of a deep freestanding bath, large walk in shower with 'Rainforest' style shower over, wash hand basin with vanity unit under, low level w.c, stone tiled floor, double glazed window, part tiled walls, access to the loft space which the owner informs us is boarded and has a velux window.

Outside

The property is located on the corner of Chester road and Egerton walks and has well maintained gardens predominantly to the front and side. To the front is a lawned garden with gated access to the side garden which has a paved patio leading on to a





lawn garden with planted border. To the rear is a gravelled garden with herbaceous and planted borders.

To the side are double cast iron gates opening to a tarmac driveway which leads to a single garage with up and over door. The garage also has mains electricity.

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.

Additional Information

Please note that the roof/guttering and fascias were all re-done in My 2024.

Key Property facts

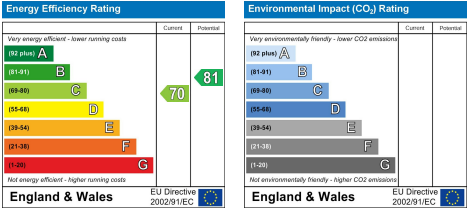
The key material information can be seen via the web links from which ever property portal the property is viewed.







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