



3

Wrexham | LL12 7LS

£350,000

MONOPOLY
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A beautifully presented 3 bedroom detached property situated within a popular residential area on the outskirts of Wrexham city centre. This fantastic property has had a two storey extension to produce an larger dining area and spacious principal bedroom with en-suite. The property offers modern fittings with original features such as the attractive parquet flooring and really must be viewed to be fully appreciated. There is also a good size well maintained garden to the rear with large timber summerhouse/bar. Located close to the city centre there are a wealth of local amenities close to hand as well as good road routes for commuting. In brief the property comprises of; hallways, lounge, kitchen/dining/family room, utility room and downstairs w.c to the ground floor and 3 bedrooms, en-suite and bathroom to the first floor.

- A beautifully presented 3 bedroom detached property
- Two storey extension to the rear
- En-suite
- Open plan kitchen/dining/family room
- Good size rear garden
- Off road parking and single garage
- Popular residential location
- MUST BE VIEWED TO BE APPRECIATED



Hallway

A fantastic, wide hallway with attractive parquet flooring, stairs off to the first floor, doors to an under stairs storage cupboard.

Lounge

15'7" max x 11'10" (4.75m max x 3.62m)

A beautifully presented room with a double glazed bay window to the front, continuation of the parquet flooring, attractive central fireplace with granite hearth.

Kitchen

17'3" x 9'9" (5.27m x 2.98m)

A fantastic room, open plan into a family/dining room and extended to produce a spacious living area with the kitchen being fitted with a comprehensive range of matching wall, drawer and base units, 'Quartz' working surface with inset stainless steel sink with 'pull out' mixer tap over, space for a range cooker with contemporary extractor fan over, integrated dishwasher, space for a large fridge/freezer, part tiled walls, tiled flooring, double glazed window to the rear, 2 x skylights, opening into the family/dining room.

Family/Dining Room

With continuation of the tiled flooring, opening into the extended dining area with double glazed french doors off to the rear garden.

Utility Room

Fitted with wall and base units, working surface with inset ceramic sink and drainer, plumbing for a washing machine, space for a dryer, part tiled walls, tiled flooring, wall mounted gas boiler, double glazed window, door off to the rear garden, door into the w.c and integral garage.

Downstairs W.C

Fitted with a low level w.c, tiled flooring.

First Floor Landing

With a double glazed window to the side, carpeted flooring, access to the loft space with pull down ladder.

Bedroom 1

22'5" x 8'9" (6.84m x 2.67m)

Extended to produce a spacious, well presented bedroom with one side of the room being a large dressing room area with fitted wardrobes and drawers, carpeted flooring, double glazed window to the rear.

En-suite

Fitted with a low level w.c, wash hand basin, fully tiled shower cubicle, fully tiled walls, tiled flooring.

Bedroom 2

15'7" x 10'10" (4.75m x 3.31m)

A spacious bedroom with a double glazed bay window to the front, fitted wardrobes with sliding mirrored doors, carpeted flooring.

Bedroom 3

7'4" x 8'3" (2.26m x 2.53m)

With a double glazed window to the front, carpeted flooring, built in storage cupboard.

Bathroom

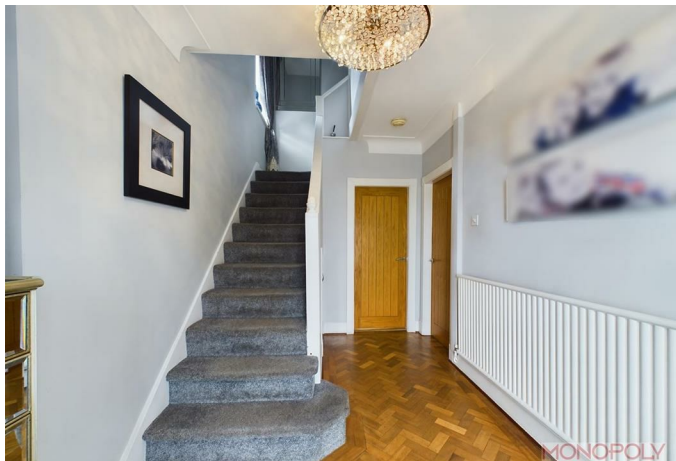
8'0" x 7'7" (2.44m x 2.32m)

Fitted with a 4 piece suite comprising of a low level w.c, pedestal wash hand basin, bath, separate shower cubicle, fully tiled walls, tiled flooring, 2 double glazed windows.

Rear Garden

To the rear is a good size, well maintained garden with an Indian stone patio leading on to a lawned garden with paved pathway flagged by mature planted borders. To the foot of the garden is a further paved patio partly covered by a large timber





framed gazebo and access to a large timber built summerhouse/bar.

Summer House/Bar

16'7" × 8'8" (5.08m × 2.65m)

With double doors opening into a versatile space, currently used as a summer house with built in bar and mains electricity.

Front

To the front is a brick paved driveway providing off road parking with gravelled border and access 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 for Top House can be seen via the web links from which ever property portal the property is viewed.

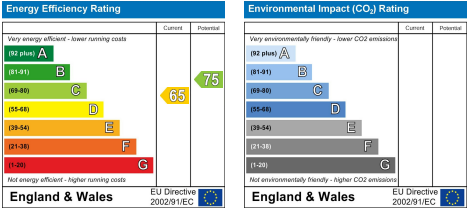








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