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Wrexham | | L11 6DP

£248,500

MONOPOLY
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A well presented 3 bedroom detached property situated within a small cul-de-sac on a popular residential location close to Wrexham city centre. This excellent family home offers a good size kitchen/dining room, en-suite, well maintained rear garden and ample off road parking, all of which can only be appreciated when viewing the property. Located just over 1 mile away from the city centre and the Maelor Hospital there are an abundance of amenities close to hand as well having good access to major road routes for commuting. In brief the property comprises of; hallway, downstairs w.c, lounge and kitchen/dining room to the ground floor and 3 bedrooms, en-suite and bathroom to the first floor.

- A well presented 3 bedroom detached property
- Good size kitchen/dining room
- En-suite
- Well maintained rear garden
- Ample off road parking
- Cul-de-sac location
- Close to Wrexham city centre
- VIEWING HIGHLY RECOMMENDED



Hallway

With wood effect flooring, stairs off to the first floor, door to an under stairs storage cupboard.

Downstairs W.C

Fitted with a low level w.c, pedestal wash hand basin, double glazed window.

Lounge

15'5" x 10'8" (4.72m x 3.27m)

A well presented room with a double glazed window to the front, wood effect flooring.

Kitchen/Dining Room

17'7" x 10'11" (5.38m x 3.34m)

Fitted with a range of matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, built in electric oven and grill, 4 ring electric hob with glass splash back, integrated fridge/freezer, washing machine and dishwasher, tiled flooring, wall mounted gas combination boiler, double glazed window to the rear, double glazed french doors off to the rear garden.

First Floor Landing

With 2 storage cupboards, carpeted flooring, access to the loft space.

Bedroom 1

12'6" max x 11'1" (3.82m max x 3.39m)

Superbly presented with a double glazed window to the front, carpeted flooring, 2 sets of fitted wardrobes with sliding doors.

En-Suite

Fitted with a low level w.c, pedestal wash hand basin, fully tiled shower cubicle, mosaic tile effect flooring.

Bedroom 2

11'1" x 10'3" (3.40m x 3.14m)

A double bedroom with a double glazed window to the rear, carpeted flooring.

Bedroom 3

6'11" x 8'6" (2.11m x 2.61m)

With a double glazed window to the rear, carpeted flooring.

Bathroom

6'3" x 6'10" (1.92m x 2.09m)

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

Rear Garden

To the rear is a good size, well maintained garden with an Indian stone patio and gated access to an artificial lawned garden with decked area and further paved patio. There is also gated access to the front of the property.

Front

To the front is a tarmac driveway providing ample off road parking.

Important Information

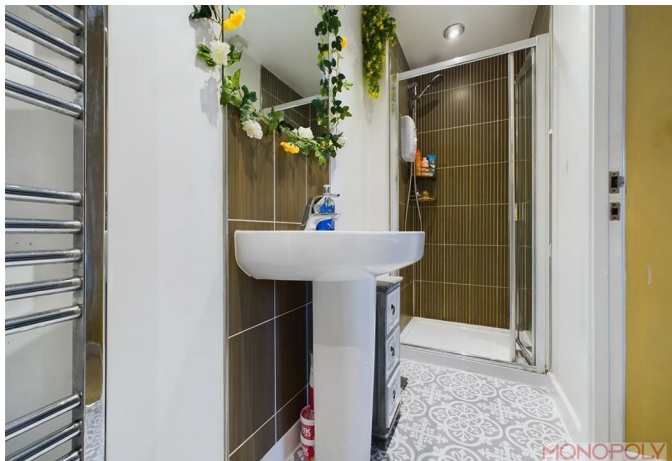
MONEY LAUNDERING REGULATIONS 2003

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.

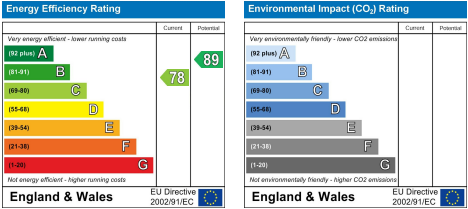
Key Property facts

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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