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Wrexham | | LL13 9GG

£395,000

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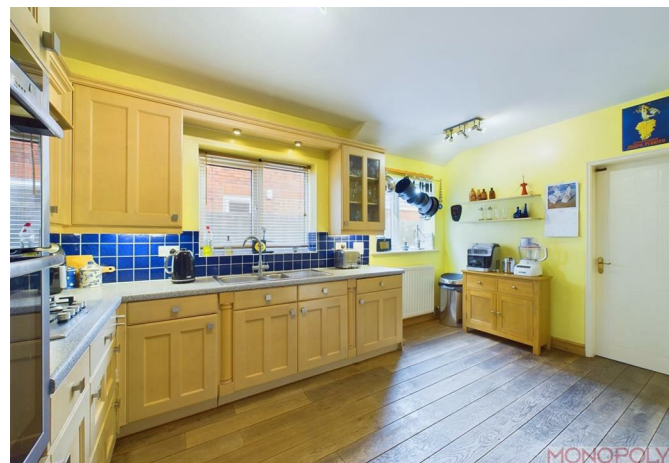
COGNAC-ŒUFS

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A substantial and beautifully presented four-bedroom, two-bathroom detached family home located within a highly sought-after residential area on the outskirts of Wrexham City Centre. Offering generous and versatile accommodation, this impressive property features three reception rooms, four double bedrooms, two bathrooms, and a double garage - all combining to create an ideal family residence that can only be fully appreciated upon viewing. The ground floor comprises a welcoming entrance hallway, downstairs WC, study, spacious lounge, formal dining room, modern fitted kitchen, and separate utility room. To the first floor are four well-proportioned double bedrooms, including a principal bedroom with en-suite, together with a contemporary family bathroom. Externally, the property benefits from driveway parking, a double garage, and well-maintained gardens to both the front and rear.

Tumberry Avenue is ideally situated close to Wrexham City Centre, offering easy access to a wealth of amenities including shops, restaurants, leisure facilities, and reputable schools. Excellent road links via the A483 provide convenient commuting routes to Chester, Oswestry, and the wider North Wales region, making this an ideal home for families and professionals alike.

- FOUR BEDROOM DETACHED FAMILY HOME
- SPACIOUS AND VERSATILE LIVING ACCOMODATION
- THREE RECEPTION ROOMS
- DOUBLE BEDROOMS
- ENTRANCE HALL AND DOWNSTAIRS WC
- KITCHEN WITH SEPARATE UTILITY
- PRINCIPAL WITH EN-SUITE
- GARAGE AND DRIVEWAY
- POPULAR RESIDENTIAL LOCATION
- COUNTRYSIDE VIEWS TO REAR



Hallway

With solid oak flooring, stairs off to the first floor.

Downstairs W.C

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

Study

9'0" x 5'7" (2.76m x 1.71m)

With a double glazed bow window to the front, continuation of oak flooring.

Lounge

15'2" x 14'7" (4.64m x 4.46m)

A spacious lounge with an attractive central fireplace with living flame gas fire, granite hearth and decorative timber mantel and surround, double glazed sliding doors off to the rear garden, solid oak flooring, double doors into the hallway and dining room.

Dining Room

15'1" x 8'9" (4.60m x 2.69m)

With continuation of the solid oak flooring, two double glazed windows to the rear, door into the kitchen.

Kitchen

14'7" x 11'5" (4.45m x 3.48m)

Fitted with a range of matching wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, built in electric 'Neff' oven and grill, integrated dishwasher, 5 ring gas hob, extractor fan, part tiled walls, tiled flooring, 2 double glazed windows, door to a storage cupboard.

Utility Room

8'5" x 4'11" (2.59m x 1.50m)

With wall and base units, work surface with inset sink and drainer, plumbing for a washing machine, space for a dryer, door to the side, wall mounted gas

boiler, part tiled walls, tiled flooring, door into integral double garage.

First Floor Landing

With carpeted flooring, access to the loft space, door to an airing cupboard housing the hot water tank.

Bedroom 1

13'0" x 12'0" (3.98m x 3.67m)

A spacious bedroom with a double glazed bow window to the front, fitted wardrobes, carpeted flooring.

En-suite

Well appointed with a modern suite comprising of a low level w.c with concealed cistern, wash hand basin with vanity unit under, shower with 'Rainforest' style shower head over, part tiled walls, tiled flooring, double glazed window.

Bedroom 2

11'11" x 9'8" (3.64m x 2.97m)

Again a spacious bedroom with a double glazed window to the front, carpeted flooring, fitted wardrobes with one side and having a large recess for storage.

Bedroom 3

12'2" max x 8'10" (3.71m max x 2.71m)

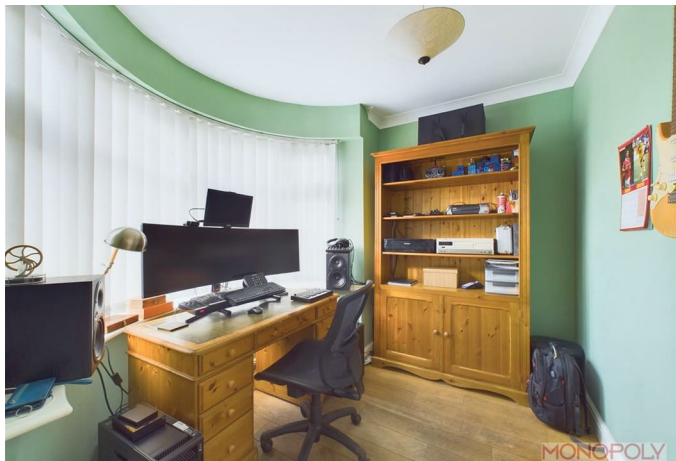
A double bedroom with a double glazed window to the rear overlooking the open fields to the back, carpeted flooring.

Bedroom 4

9'11" x 9'1" (3.03m x 2.77m)

Another double bedroom with a double glazed window to the rear with views of the open fields, carpeted flooring.





Bathroom

7'8" x 5'7" (2.35m x 1.72m)

Fitted with a white suite comprising of a low level w.c, pedestal wash hand basin, bath with shower over, double glazed window, part tiled walls, tiled flooring.

Rear Garden

To the rear is a paved patio leading on to a predominantly lawned garden. The garden benefits from not being overlooked with open fields to the back of the property.

Front

To the front is a tarmac driveway leading to a double garage with up and over door.

Double Garage

17'10" x 17'1" (5.45m x 5.21m)

With mains electricity and up and over door.

Important Information

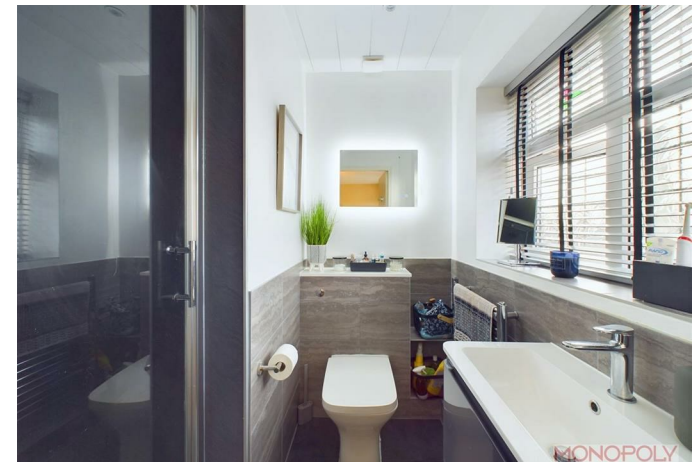
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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their 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.

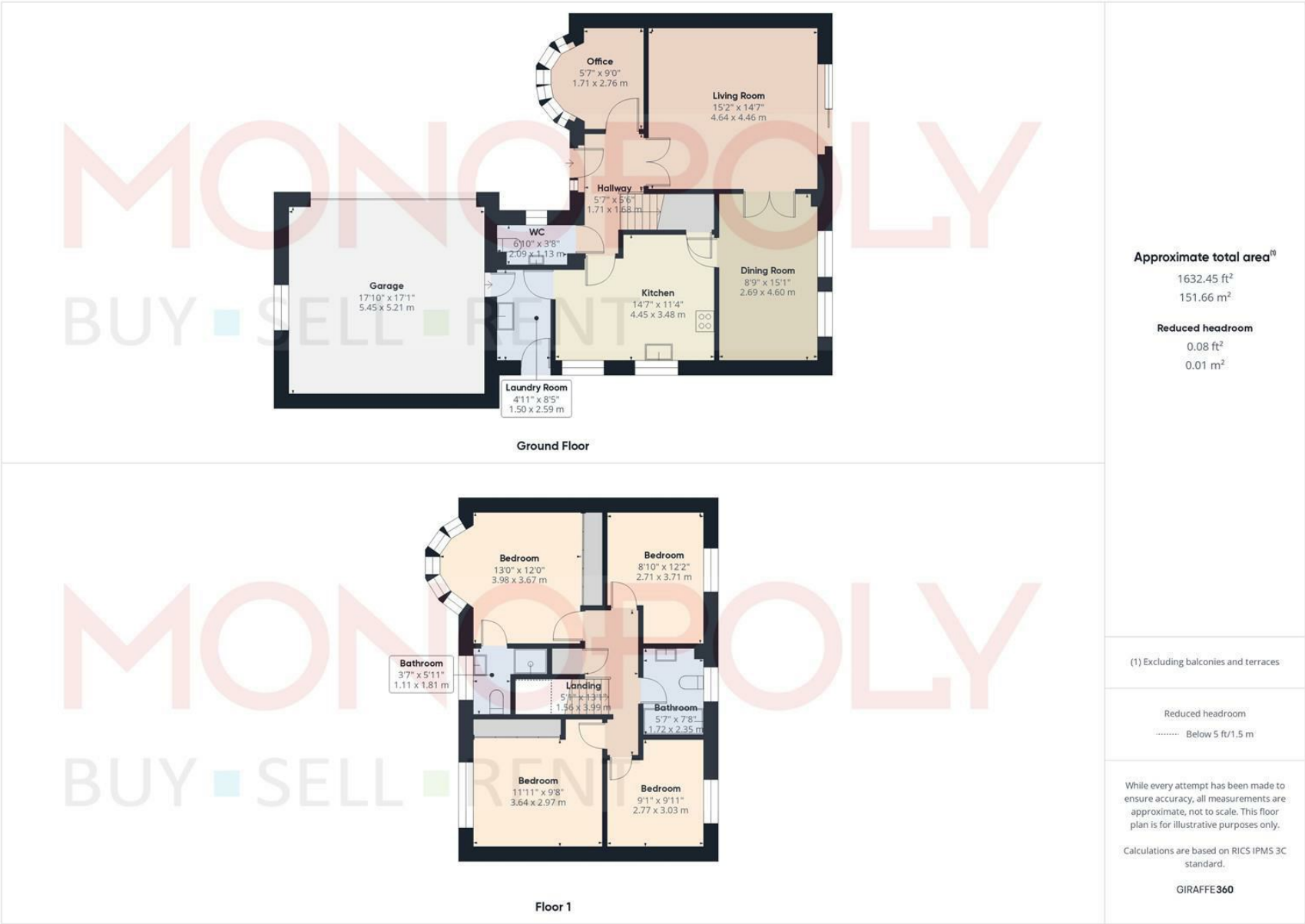
Key Property Facts

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

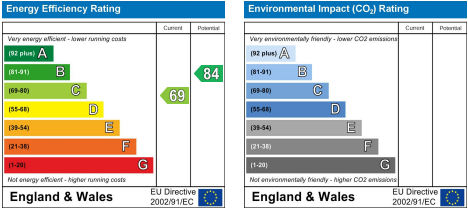








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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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