



10

Wrexham || LL13 0LZ

Offers In The Region Of £340,000

**MONOPOLY**  
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# 10

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A beautifully presented 4 double bedroom detached family home. The property benefits from a programme of updating over the last few years including a striking contemporary kitchen, bathrooms, a fabulous sun room extension to the rear, replacement fascia's and guttering. This house is located on a landscaped, very generous plot providing a large private rear garden. The property briefly comprises: Hallway, Downstairs toilet, Lounge, Kitchen/Diner, Utility, Sun Room to the ground floor. With 4 double bedrooms, En-suite, Family Bathroom to the first floor. Externally there is an integral garage, front driveway, plus additional parking to the side and landscaped garden to the rear. Viewing Highly Recommended.

- BEAUTIFULLY PRESENTED 4 BEDROOM DETACHED HOUSE
- GENEROUS CORNER PLOT, WITH LARGE REAR GARDEN
- OPEN PLAN KITCHEN, DINING, UTILITY, SUN ROOM
- FABULOUS CONTEMPORARY KITCHEN, BATHROOMS & DOWNSTAIRS TOILET
- DRIVEWAY AND INTEGRATED SINGLE GARAGE
- VIEWING HIGHLY RECOMMENDED



### HALLWAY

Composite door opens into the hallway. Laminated flooring, stairs to the first floor. Doors to the lounge, kitchen and downstairs toilet. Understairs cupboard.

### Downstairs Toilet

Contemporary finish with white toilet and modern wash hand basin sat on a vanity unit. Window to the front elevation with obscure glass, cushion flooring.

### Lounge

Spacious room with bay window to the front, composite fire surround with electric fire. Second window to the side elevation. Carpeted flooring.

### Kitchen/Dining Room

Stunning contemporary kitchen with extensive gloss cream base units, with composite worktops in fleck of copper to one half and solid wood worktops to the other. 1.25 sinks with black glass surround beneath the window. Tiled splashback, chimney extractor over the range style cooker. Laminate flooring, opening to the utility room and open plan to the sun room.

### Sun Room

Lovely extension, upvc floor to ceiling glazing to two sides, pitched ceiling, French doors to the patio, contemporary radiator, laminate flooring.

### Utility

Open plan to the kitchen: external door to the garden, range of wall and base units with complimentary worktops. Space for American fridge/freezer, washing machine and dishwasher. Window overlooking the garden.

### Principal Bedroom

Huge range of built-in furniture including 9 full height wardrobes, wall of drawers, bedside cabinets.

Window to the front elevation, door to the en-suite. Carpeted flooring.

### En-Suite

Window to the front elevation, cushion flooring, half tiled walls. Wash hand basin with vanity cupboard, toilet, shower cubicle with electric shower.

### Bedroom 2

Dual aspect double bedroom, including dormer to the front elevation.

### Bedroom 3

Double bedroom with window to the rear elevation, carpeted flooring, coving.

### Bedroom 4

Smaller double bedroom with built in sliding door wardrobes, carpeted flooring, window to the rear elevation.

### Family Bathroom

Contemporary fully tiled bathroom, double ended bath taps and shower head to the centre. Shower cubicle with electric shower. Toilet and wash hand basin with vanity unit.

### Landing

With doors to the four bedrooms and family bathroom as well as a linen cupboard. Carpeted flooring.

### Garage

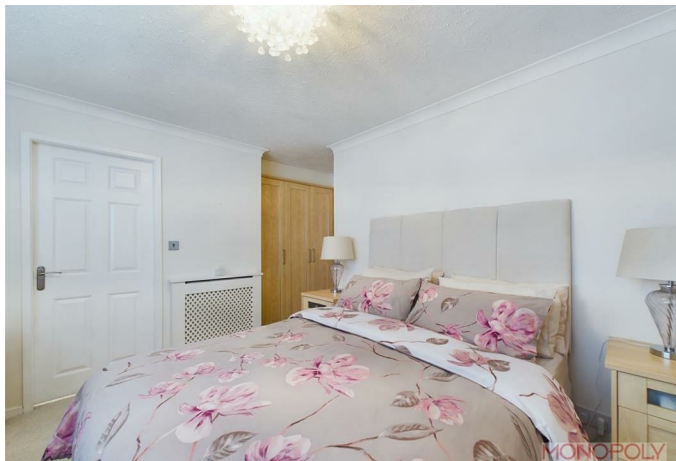
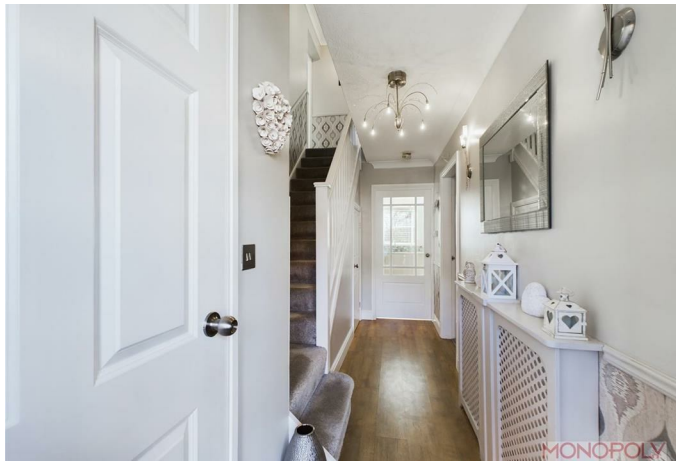
Integrated single garage with up and over door, power and lighting.

### Gardens

Front garden with lawn, driveway and additional parking to the side of the house, to the rear there is an extensive, well maintained, and landscaped garden with patio, lawn and gravel areas. Timber fencing to









all sides. Outside tap, sockets and up lighters around the garden. Path to both sides with access to the rear garden.

#### **Additional Information**

Upvc windows... Gas central heating...

#### **HOME BUYERS INFORMATION**

Please find additional buyers information in web links, such as land registry plan details.

#### **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.



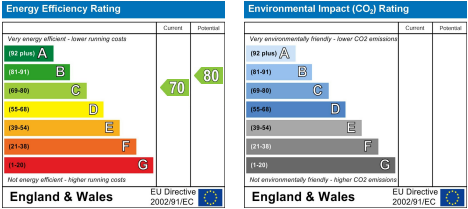


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