



108

Wrexham || LL11 2HD

Offers In Excess Of £230,000

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY

108

Wrexham | | L11 2HD

An immaculately presented 3 bedroom semi-detached property situated close to Wrexham city centre. This fantastic property offers beautifully appointed living accommodation throughout to include a modern kitchen and bathroom, 3 bedrooms, good size garden, ample off road parking and a single garage. Conveniently located close to Wrexham city centre there are numerous local amenities close to hand as well as excellent access to major road links for commuting. In brief the property comprises of; entrance hall, lounge/dining room and kitchen to the ground floor and 3 bedrooms and a shower room to the first floor.

- An immaculately presented 3 bedroom semi-detached property
- Well appointed kitchen and shower room
- Off road parking
- Single Garage
- Close to Wrexham city centre
- MUST BE VIEWED TO BE APPRECIATED



Entrance hall

With wood effect flooring, stairs off to the first floor.

Lounge/Dining Room

22'3" x 13'4" (6.80m x 4.07m)

Immaculately presented with a stunning central fireplace with inset electric fire, cast iron surround and mantel and granite hearth, wood effect flooring, double glazed window to the front, double glazed french doors off to the rear garden.

Kitchen

9'6" x 8'11" (2.90m x 2.74m)

Beautifully appointed with an attractive range of matching wall, drawer and base units, wood effect work surfaces with inset stainless steel sink and drainer, built in electric oven and grill, 4 ring electric hob with stainless steel extractor fan over, part tiled walls, integrated dishwasher and refrigerator, wall mounted gas combination boiler, door to a useful storage cupboard, double glazed window to the rear, door off to the side.

First Floor Landing

With carpeted flooring, double glazed window to the side, access to the loft space, door to a storage cupboard.

Bedroom 1

10'0" x 9'10" (3.05m x 3.00m)

Well presented with a double glazed window to the rear, fitted wardrobes with sliding mirrored doors, carpeted flooring.

Bedroom 2

9'10" x 9'0" (3.01m x 2.76m)

Again well presented with a double glazed window to the front, carpeted flooring.

Bedroom 3

7'6" x 6'5" (2.29m x 1.96m)

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

Shower Room

6'8" x 5'6" (2.04m x 1.68m)

Fitted with a modern white suite comprising of a low level w.c, wash hand basin with vanity unit under, shower cubicle, double glazed window, tiled flooring.

Rear Garden

To the rear is a paved stone patio leading on to a good size lawned garden with well established planted borders. To the site are double timber gates opening on to a paved area leading to a single garage with up and over door.

Front

To the front is a good size gravelled driveway providing ample off road parking.

Single Garage

With an up and over door and full mains electricity.

Important Information

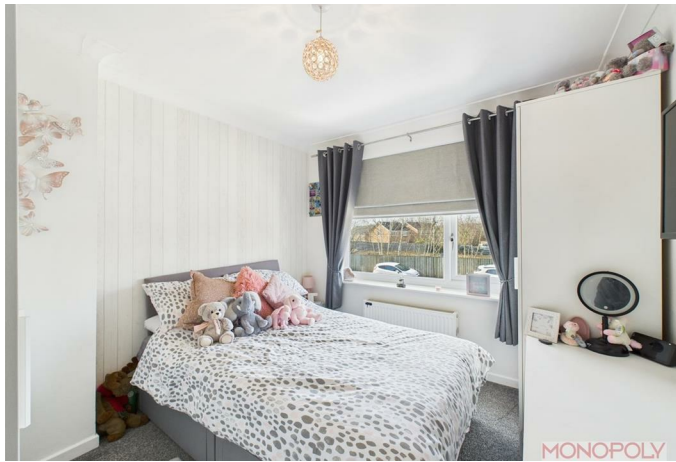
MONEY LAUNDERING REGULATIONS 2003

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.

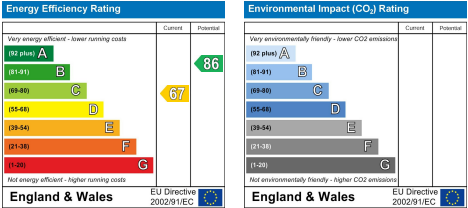
Key Property Facts

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





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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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

MONOPOLY
BUY ■ SELL ■ RENT