



16

Wrexham | LL12 7AP

£325,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT





# 16

Wrexham | LL12 7AP

A spacious 4 bedroom detached property situated on one of Wrexham's most prestigious addresses. The property does require refurbishment but has fantastic potential to be a wonderful family home and benefits from being within walking distance to Wrexham city centre. The property offers good size living accommodation throughout as well as having a generous rear garden and off road parking leading to an integral single garage. There are a wealth of local amenities close to hand being so close to the city centre as well as schools and good road routes out of Wrexham for commuting. In brief the property comprises of; hallway, lounge, sitting room, kitchen, garden room and downstairs w.c to the ground floor and 4 bedrooms, bathroom and separate w.c to the first floor.

- A spacious 4 bedroom detached property
- In need of refurbishment but has fantastic potential
- Desirable location on the outskirts of the city centre
- Generous rear garden
- Parking and integral single garage
- NO CHAIN





**Hallway**

With parquet flooring, wood panelled walls, access to the loft space, under stairs storage area, stairs off to the first floor.

**Lounge**

13'8" x 11'9" (4.17m x 3.59m)

With a double glazed window to the front, parquet flooring, open fire with stone surround and hearth.

**Dining Room**

15'8" x 11'8" (4.80m x 3.58m)

With parquet flooring, open fire with tiled surround and hearth, window to the rear.

**Kitchen**

15'1" x 10'9" (4.62m x 3.29m)

With built in units, stainless steel sink and drainer, plumbing for a washing machine, door to a larder, tiled flooring, double glazed window into the garden room.

**Garden Room**

13'6" x 7'10" (4.14m x 2.40m)

With quarry tiled flooring, double glazed windows to the rear, door to a w.c, door off to the rear garden.

**Downstairs W.C**

With toilet, quarry tiled flooring.

**First Floor Landing**

With a window to the front, access to the loft space.

**Bedroom 1**

13'9" x 10'7" (4.21m x 3.23m)

With a double glazed bay window to the front, carpeted flooring, built in wardrobes.

**Bedroom 2**

15'11" x 10'7" (4.87m x 3.25m)

With a window to the rear.

**Bedroom 3**

15'5" x 8'4" (4.71m x 2.56m)

With a window to the front, built in wardrobe.

**Bedroom 4**

10'11" x 9'3" (3.35m x 2.82m)

With a window to the rear.

**Bathroom**

10'11" x 7'5" (3.35m x 2.28m)

A wet room style bathroom with a walk in shower, bath, pedestal wash hand basin, non slip flooring, window, door to cupboard housing the gas combination boiler.

**Separate W.C**

With a toilet, window to the side.

**Rear Garden**

To the rear is a generous garden with a paved patio adjacent to the rear of the garden and leading on to a good size, predominantly lawned garden. There is a side pathway allowing gated access to the front.

**Front**

To the front is a lawned garden with mature planted borders and a driveway providing off road parking leading to a single garage with timber doors.

**Garage**

16'11" x 8'4" (5.17m x 2.55m)

An integral garage with a door off the hallway, mains electricity.

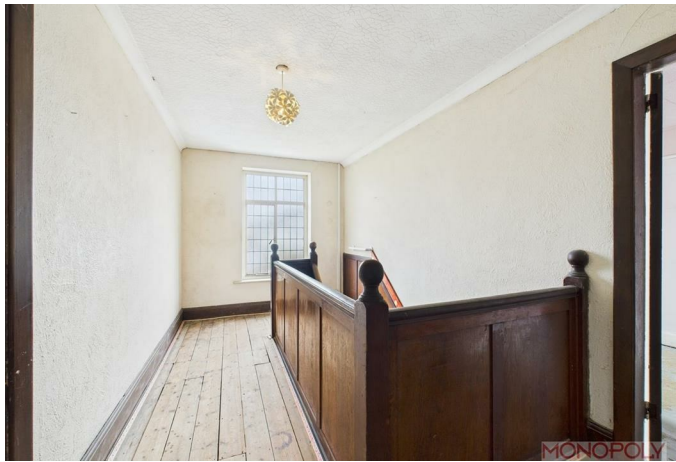
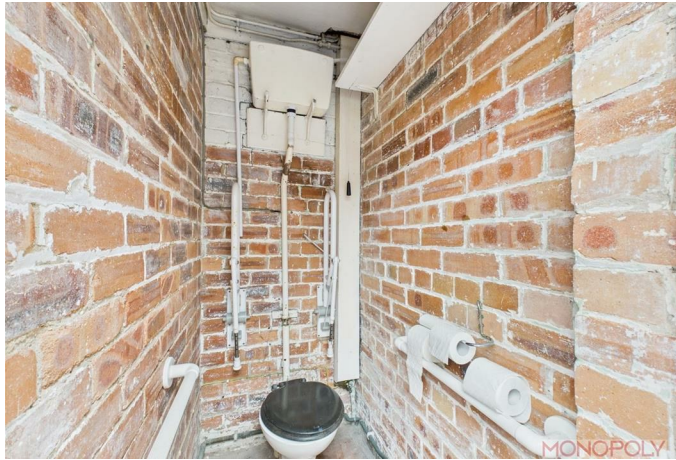
**Important Information**

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.





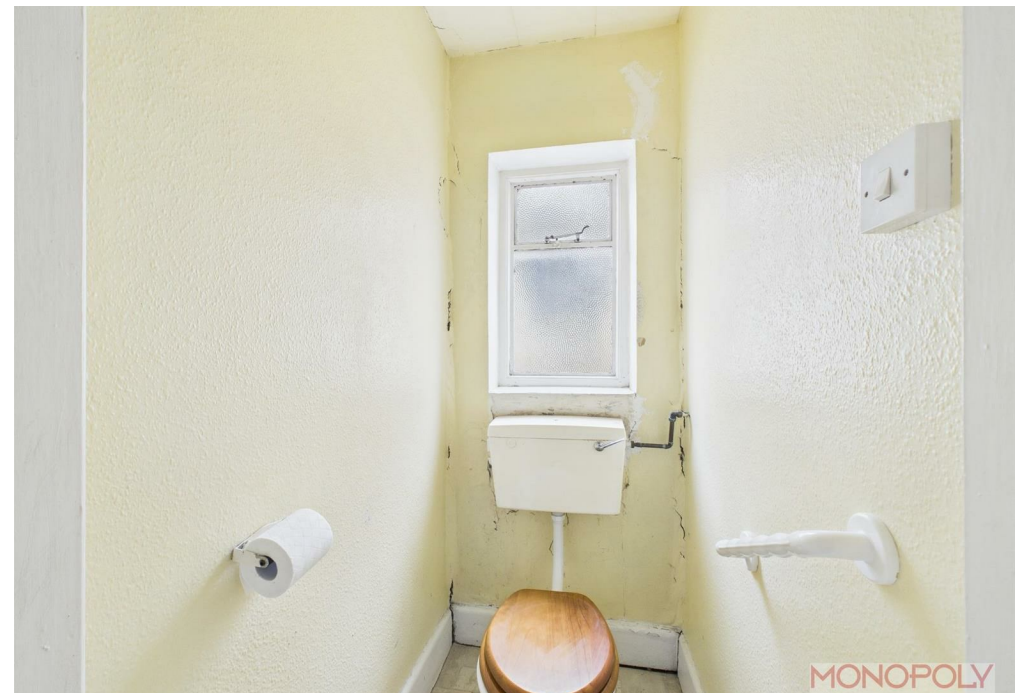
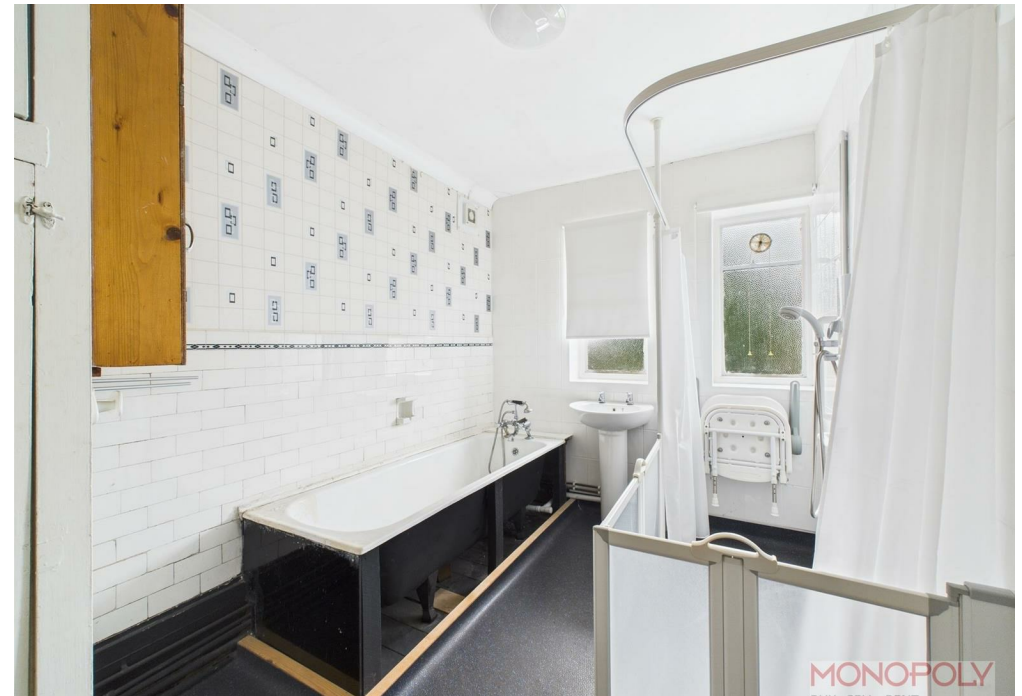




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#### Key Property Facts

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



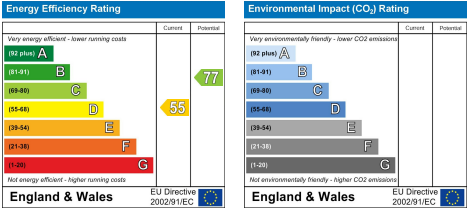


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