



9

Wrexham | | LL12 7DR

£225,000

MONOPOLY
BUY ■ SELL ■ RENT

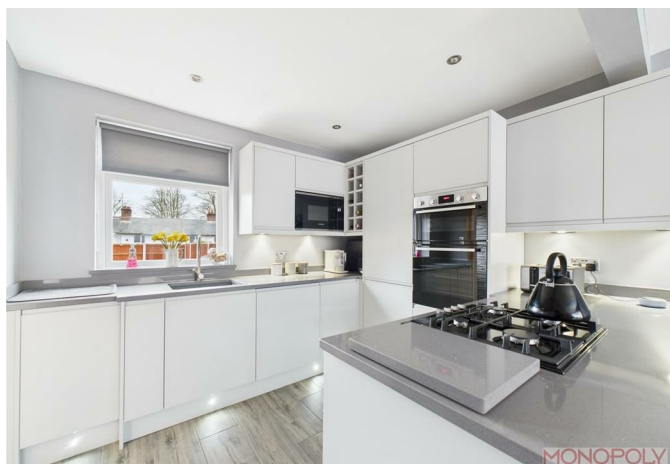
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"VIEWING IS HIGHLY RECOMMENDED" to Appreciate the Accommodation on Offer. Nestled in the charming area of Glen Avon, Wrexham, this beautifully presented property offers a delightful blend of comfort and style. With Three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The rooms provide ample opportunity for relaxation and entertaining, making it an ideal setting for both quiet evenings and lively gatherings. The property accommodation comprises: Entrance Hallway, Lounge, Kitchen/Dining Room, Rear Hallway, to the ground floor and to the first floor Three Bedrooms and Family Bathroom. Driveway to the front offers off road parking and to the rear a stunning garden. This home is not only aesthetically pleasing but also practical, making it a wonderful choice for anyone looking to settle in a welcoming community. With its attractive presentation and thoughtful layout, this property is sure to impress. Don't miss the chance to make this lovely house your new home in Wrexham.

- THREE BEDROOM
- END OF TERRACE HOUSE
- OFF ROAD PARKING TO FRONT AND REAR
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- BEAUTIFULLY PRESENTED
- STUNNING GARDEN TO REAR
- MODERN KITCHEN



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a Feature composite double glazed and frosted door which leads into the entrance hallway.

ENTRANCE HALLWAY

With tiled floor, staircase rising off to the first floor accommodation, doors leading off to the lounge and kitchen.

LOUNGE

15'7" x 10'10" (4.76m x 3.32m)

Light and airy room due to the dual aspect UPVC Double glazed windows to front and rear, recessed fireplace with multifuel burner inset, coved ceiling.

KITCHEN/ DINING ROOM

19'6" x 9'8" (5.96m x 2.95m)

Beautifully presented kitchen comprising a good range of wall and base cupboards, with complementary worktop surfaces, incorporating inset sink unit with mixer tap, built in Four ring gas hob, double oven and microwave, Integral washing machine, Integral Fridge/ Freezer, Breakfast bar, spotlights to the ceiling, radiator, UPVC Double glazed window to the front, door to the rear hallway.

REAR HALLWAY

With UPVC Double glazed and frosted door to the rear, tiled floor.

FIRST FLOOR LANDING

With UPVC Double glazed window to the rear, radiator, access to the loft space, doors off to the bedrooms and bathroom.

BEDROOM ONE

12'0" x 7'9" (3.68m x 2.38m)

UPVC Double glazed window to the front with radiator beneath, built in wardrobes with sliding doors, built in cupboard housing gas central heating combi boiler, carpeted flooring.

BEDROOM TWO

11'1" x 7'8" (3.40m x 2.34m)

With UPVC Double glazed window to the front with radiator beneath, built in wardrobe, carpeted flooring.

BEDROOM THREE

8'1" x 7'8" (2.48m x 2.35m)

With UPVC Double glazed window to the rear with radiator beneath, carpeted flooring.

FAMILY BATHROOM

Comprising of Dual sized shower enclosure with rainforest shower head over, wash hand basin set in a vanity unit, dual flush low level w.c., ladder style radiator/ towel rail, UPVC Double glazed and frosted window to the rear, tiled floor, fully tiled walls.

OUTSIDE TO THE FRONT

Tarmacadam driveway with brick outline, which is accessed via double wooden gates and which extends to pathway to left hand side giving gated access to the rear.

OUTSIDE TO THE REAR

Extensive garden to the rear which comprises of feature sitting area leading to the Astroturf lawn which in turn leads to brick paved sitting area/ parking area, which is accessed via feature wooden gate and is accessed via the lane from the rear, giving off road parking if required. The garden is made private by panel enclosed fencing.

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 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

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage.

ADDITIONAL INFORMATION

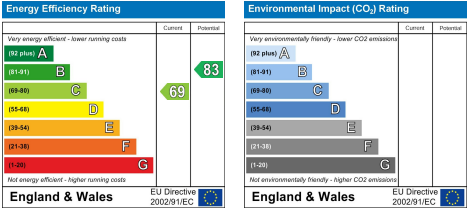
Please see Key Facts for buyers in Web Link.







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