



15

Wrexham | LL12 8YX

£450,000

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY
BUY ■ SELL ■ RENT



15

Wrexham | | LL12 8YX

An impressively spacious, 4 bedroom, 2 bathroom family home situated in a cul-de-sac location in the desirable village of Gresford. This well presented property offers well presented and versatile accommodation to include 2 reception rooms, conservatory, modern well appointed kitchen and bathrooms, as well as a mature well maintained garden, all of which can only truly be appreciated when viewing. The village of Gresford offers a wealth of local amenities including various shops, good primary schools, excellent access to both Wrexham and Chester either via car or the frequent bus service. In brief the property comprises of; front porch, hallway, lounge, dining room, conservatory, downstairs w.c, kitchen, rear porch and utility room to the ground floor and 4 bedrooms, en-suite and bathroom to the first floor.

- An impressively spacious 4 bedroom detached family home
- Well presented
- Modern, well appointed kitchen and bathrooms
- En-suite
- Conservatory
- 4 Double bedrooms
- Mature, well maintained rear garden
- Off road parking and integral garage
- Desirable village location
- VIEWING HIGHLY RECOMMENDED



Front Porch

9'1" x 4'1" (2.79m x 1.25m)

Ideal space for coat hanging space, door into the hallway.

Hallway

A lovely wide, long hallway with attractive wood/glass balustrade for the stairs up to the first floor, oak doors into the lounge, dining room, kitchen, downstairs w.c and under stairs storage cupboard, carpeted flooring.

Downstairs W.C

Fitted with a low level w.c, wash hand basin with vanity unit under.

Lounge

20'3" x 12'4" (6.18m x 3.76m)

A spacious and beautifully presented room with 2 double glazed windows, feature living flame gas fire with stone surround and hearth, carpeted flooring.

Dining Room

13'6" x 12'3" (4.12m x 3.74m)

With wood effect flooring, double glazed window, folding doors into the conservatory.

Conservatory

11'5" x 11'3" (3.50m x 3.45m)

Fully uPVC double glazed windows looking out on to the garden, french doors off to the rear garden, tiled flooring.

Kitchen

12'10" x 9'10" (3.92m x 3.02m)

Superbly appointed with a comprehensive range of modern gloss wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, built in electric oven and microwave, 4 ring induction hob with pink glass splashback, stainless steel extractor fan, integrated fridge/freezer and

dishwasher, double glazed window, tile effect flooring.

Side Porch

9'1" x 4'1" (2.79m x 1.25m)

With tile effect flooring, attractive oak doors into the utility room and integral garage, door off to the side of the property.

Utility Room

9'11" x 5'6" (3.03m x 1.68m)

With modern wall and base units, inset sink and drainer, plumbing for a washing machine, space for a dryer, double glazed window, door to a cupboard housing the gas boiler.

First Floor Landing

A large landing with a double glazed window to the front, attractive wood and glass balustrade, access to the loft space, carpeted flooring, door to the airing cupboard housing the hot water tank.

Bedroom 1

14'2" x 12'4" (4.32m x 3.77m)

Spacious and well presented with a double glazed window to the side, fitted wardrobes with sliding mirrored doors, door to a walk in wardrobe, carpeted flooring, door to the en-suite.

En-Suite

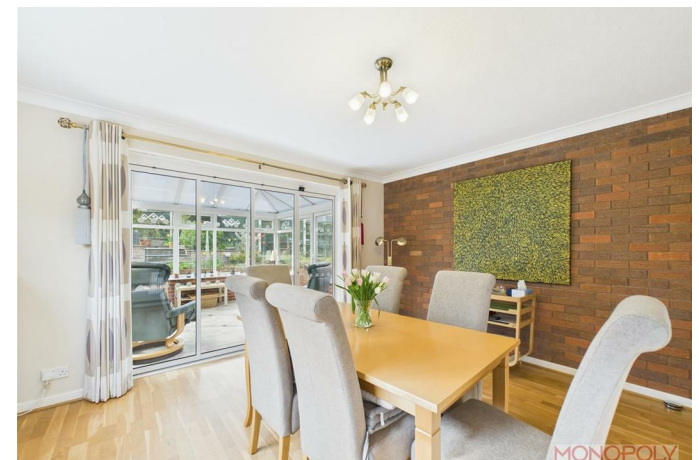
8'2" x 6'6" (2.50 x 1.99)

Fitted with a low level w.c, pedestal wash hand basin, large walk in shower cubicle with thermostatic shower, fully tiled walls, double glazed window.

Bedroom 2

12'11" x 12'3" (3.96m x 3.74m)

A well presented bedroom with a double glazed window to the front, carpeted flooring, built in cupboard.





Bedroom 3

14'5" x 9'0" (4.41m x 2.76m)

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

Bedroom 4

14'6" x 9'1" (4.43m x 2.79m)

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

Bathroom

9'3" x 7'8" (2.84m x 2.36m)

Fitted with a modern white suite comprising of a low level w.c, pedestal wash hand basin, bath with thermostatic shower over, fully tiled walls, built in storage cupboards, double glazed window.

Rear Garden

To the rear are mature, immaculately maintained tiered gardens with a paved patio running to the side and adjacent to the rear of the property with steps to either side leading to the top tier, separated with a middle tier of well established plants, shrubs and fauna. The top tier currently has an area which is partly used as a vegetable patch and a secluded lawned garden with access to a shed and summerhouse. Steps down from the lawn garden lead to a raised paved patio ideal for alfresco dining.

Front

To the front is a tarmac driveway providing off road parking and a gravelled area which can also be used for parking. Access to a single garage with up and over door.

Garage

An integral single garage with up and over door and mains electricity. The garage also houses the controls and battery for the solar panels.

Additional Information

The property has 16 photovoltaic panels installed on the roof with a battery and 2 inverters. The owners inform us that in the last 12 months the National Grid have brought back circa £400 worth of electricity. The owners also say that they calculate the panels produce 75% of the electrical consumption to the property.

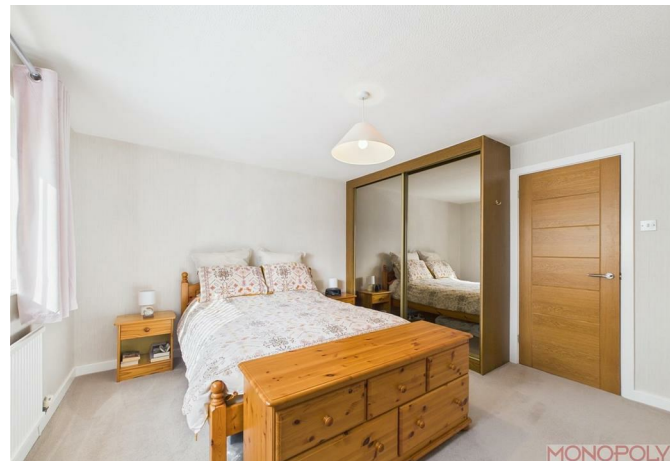
Important Information

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.





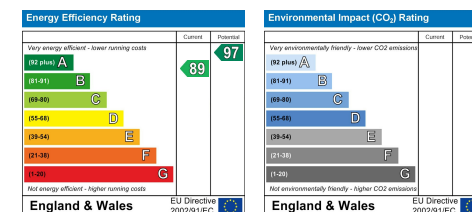


MONEY LAUNDERING REGULATIONS 2003

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.





MONOPOLY
BUY • SELL • RENT









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

MONOPOLY
BUY ■ SELL ■ RENT