



48

Wrexham || LL11 6QA

£250,000

**MONOPOLY**  
BUY ■ SELL ■ RENT



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A 3 Bed Bedroom, 2 Bathroom Semi-Detached Family House in Pentre Broughton, located on a very pleasant development. The property benefits from a great spacious garden as well as parking on the drive plus a single garage. Property briefly comprises: Entrance hallway, Downstairs toilet, Living Room, Dining Room, Kitchen and Utility to the groundfloor with Principle bedroom with En-suite, a second double bedroom, a single and a family bathroom to the first floor. Externally is a Driveway leading to the garage with lawn to the side plus the garden to the rear.

- 3 Bedroom, 2 Bathroom Semi-detached House
- Great, Generous Garden to the Rear
- Brick Paved Driveway and Garage
- Located on lovely development built in 2002
- Living Room, Dining Room, Kitchen, Utility, Downstairs Toilet



### Hallway

Timber door into the entrance hallway. Laminate flooring, doorway to the downstairs toilet and living room.

### Downstairs Toilet

White toilet and wash hand basin, laminate flooring. Window to the front elevation with obscure glazing.

### Living Room

Spacious living room with stairs to the first floor, open plan to the dining room, door to the kitchen. Window to the front elevation, laminate flooring. Fire with composite surround.

### Dining Room

With patio doors to the rear garden. Laminate flooring.

### Kitchen

Range of wall and base units plus drawers with a wood style finish. Door to the utility room. Built in oven and gas hob, space for dishwasher and fridge. S/s sink and drainer beneath the window.

### Utility

### Bedroom 1

Double bedroom with window to the front elevation. Carpeted flooring, door to the en-suite.

### En-suite

White toilet and wash hand basin with tiled shower cubicle - THE SHOWER IS CURRENTLY DISCONNECTED. Window to the side elevation with obscure glazing. Tiled flooring.

### Bedroom 2

Double bedroom with window to the rear elevation. Carpeted flooring.

### Bedroom 3

Single bedroom with window to the front elevation. Cushion flooring.

### Family Bathroom

White bathroom suite comprising: bath with shower from the taps, wash hand basin and toilet. Window to the rear with obscure glazing. - The bath panel is broken but there is new one in the bathroom to replace it.

### Front Garden

Brick paved driveway, leading to the garage. Lawn to one side. Brick paved path around to the side and leading through a timber gate to the rear garden.

### Garage

Single attached garage with single up and over door plus pedestrian door from the utility room.

### Rear Garden

Great sized garden, predominately lawned with patio adjacent to the house. Timber fencing to all sides. Timber shed.

### Additional Information

LEASEHOLD 976 years remaining... Upvc windows and doors (except the front door which is timber)... Gas wall mounted boiler in the utility... The property is only attached to the neighbour with utility and garage walls at the ground level... The property would benefit from some minor renovations such new flooring and some additional decorating etc...

### 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.

### 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 01978 800186 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

### Home Buyers Information

Interested parties can see more information about properties they are intested in on The Hombuyers Information pack which can be found on property tours and weblinks





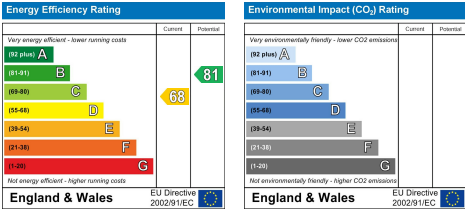




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