



## Shellbark Close, Wrexham LL11 2PD

### £850

This beautifully refurbished 2-bedroom end-of-terrace property is available immediately. It offers two spacious double bedrooms, including one with an ensuite shower room. The large living area provides ample space for relaxation, and the modern kitchen and bathroom are perfect for contemporary living. Outside, enjoy an enclosed private garden to the rear, ideal for outdoor activities. The property also benefits from two allocated parking spaces. Recently redecorated and fully refurbished throughout, this home is ready to move into.

- End of Terrace
- Enclosed Rear Garden
- Ensuite Shower Room
- Great Location
- EPC Rating B
- 2 Allocated Parking Spaces
- Fully Renovated Throughout
- Modern
- Close to Local Transport Links
- Available Immediately



## Kitchen

Cream wall and base units with laminate stone effect worktops, space for washing machine and fridge freezer - built in oven and hob.

## Living Area

White walls and grey vinyl wood effect flooring. Patio doors leading onto the garden. Large understairs storage. Blinds and grey curtains.

## Downstairs W/C

White walls and tile effect vinyl flooring. White W/C with white sink

## Bedroom 1

Large double bedroom with white walls and new grey carpet. Ensuite shower room with shower cubicle and wash basin. Overstairs storage cupboard.

## Bedroom 2

Double bedroom, grey carpets and white walls.

## Bathroom

Bath with grey tile surround. Grey shelving unit. White W/C and wash basin.

## Ensuite Shower Room

Shower cubicle with grey tiles. White wash basin

## Garden

Turfed garden with patio area. Grey shed and walled garden. Access via side gate to the front of the property.

## Important Information

Key Facts for Tenants in the web links and video tour.



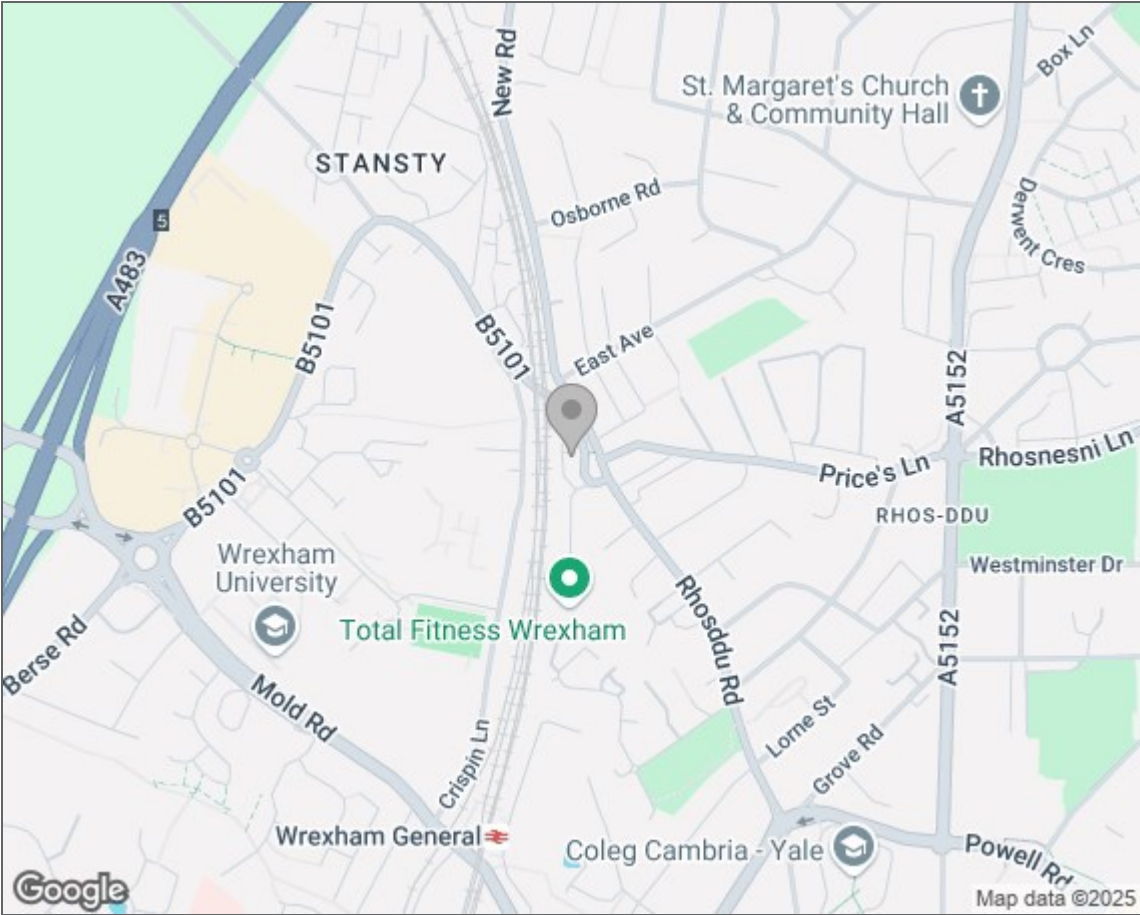












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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.

