



## Shellbark Close, Wrexham LL11 2PD

### £975

FABULOUS, CONTEMPORARY 3 bedroom, 3 storey mid mews house. NEW BUILD. These properties are available for immediate possession along with the 2 semi detached houses opposite. The properties benefit from contemporary kitchen and bathrooms, 2 off road parking spaces to the rear, Astro turf lawned garden, laminate flooring to the ground floor and carpets to the bedrooms included. Steibel electric heating. The property briefly comprises: living room, kitchen and downstairs toilet to the ground floor, two bedroom and family bathroom to the middle floor and principal bedroom to the second floor with en-suite shower room. VIEWING HIGHLY RECOMMENDED.

- NEW BUILD 3 STOREY, 3 BEDROOM MEWS PROPERTY
- CONTEMPORARY DESIGN AND FINISH
- PARKING SPACES FOR 2 CARS
- ASTRO TURF LAWN TO REAR
- AVAILABLE IMMEDIATELY



## KITCHEN/DINER

3.12 x 3.03 max (10'2" x 9'11" max)

Wonderful kitchen/diner with range of a grey wall and base units with marble effect worktops. Built in hob, oven and extractor. Space for fridge freezer, washing machine. Laminate flooring. Window to the front elevation.

## Downstairs Toilet

1.54 x 0.87 (5'0" x 2'10")

With white toilet and wash hand basin, laminate flooring.

## LIVING ROOM

4.11 x 3.82 max (13'5" x 12'6" max)

A lovely light room with window and French door to the rear elevation.

## Principal Bedroom Second Floor

4.82 x 3.11 max (15'9" x 10'2" max)

Lovely light bedroom with windows to the rear. Door to the en-suite

## En-suite

2.18 x 1.61 (7'1" x 5'3")

White w.c, hand wash basin in vanity, large walk in shower, chrome towel radiator, window to front, bathroom mirror.

## Bedroom 2 first floor

4.09 x 2.40 max (13'5" x 7'10" max)

Double bedroom with two windows to the rear elevation.

## Bedroom 3

2.82 x 2.27 (9'3" x 7'5")

A double bedroom, window to front.

## Bathroom

2.26 x 1.52 (7'4" x 4'11")

Contemporary bathroom with white suite comprising: Bath with glass style screen and shower from the taps, wash hand basin with

modern vanity unit beneath and mirror over with shaver point and light.. Cushion flooring.

## Parking

Parking spaces for two cars to the rear of the property.

## Rear Garden

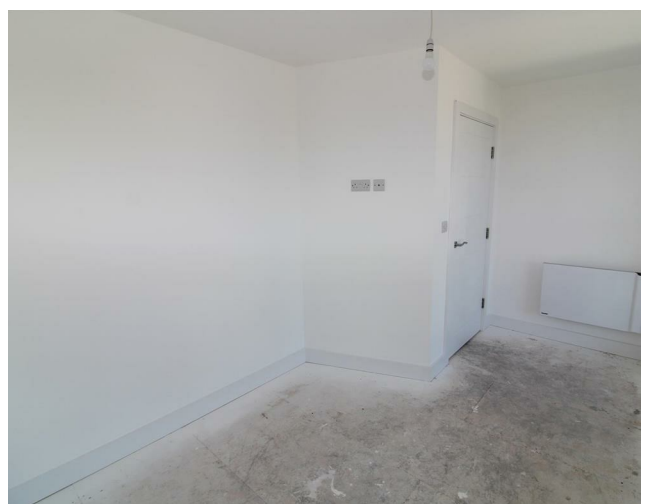
Slabbed patio adjacent to the house with Astro turf beyond. Fencing to the rear.

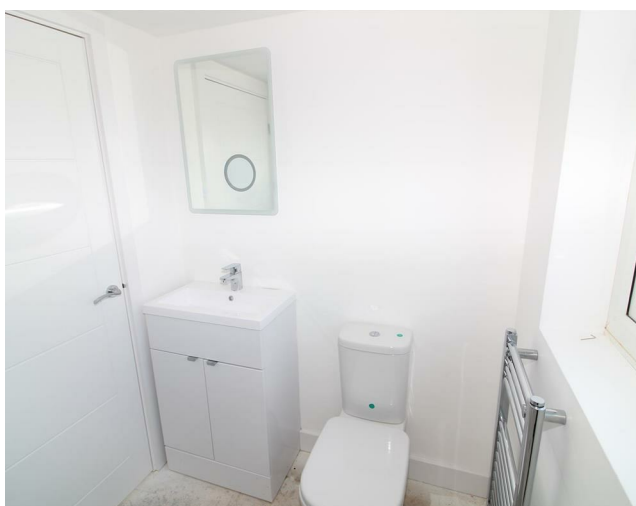
## Additional information.

THE INTERNAL PHOTOS SHOWN ARE OF NUMBER 21 THIS PROPERTY IS A MID TERRACE.... NEW BUILD.... BUILT BY NC6 LTD.... ELECTRIC HEATING... UPVC WINDOWS AND FRENCH DOORS.... MIST FIRE SUPPRESSION SYSTEM....10 YEAR ARCHITECT CERTIFICATE....PLEASE NOTE THIS PROPERTY IS OWNED AND BEING SOLD BY ONE OF THE DIRECTORS OF MONOPOLY BUY SELL RENT.



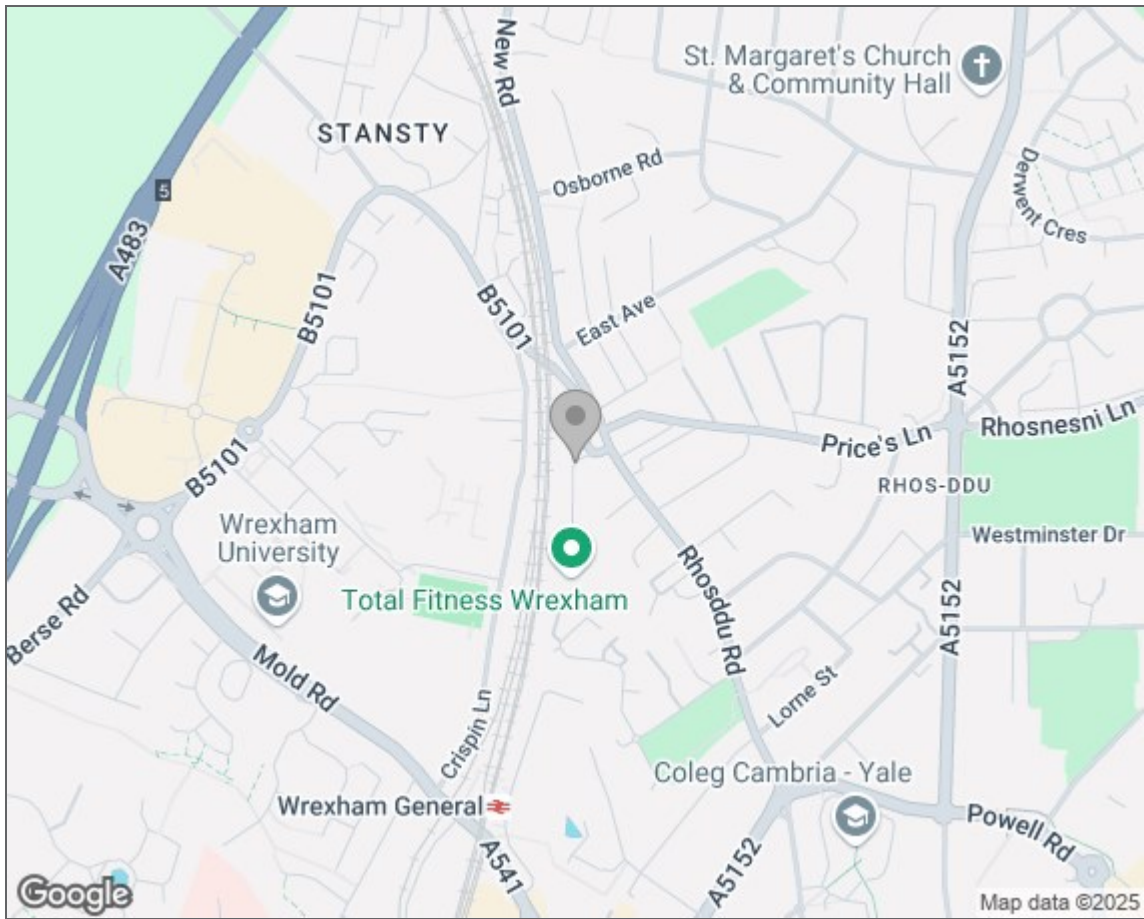












Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	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.

