



25

Wrexham | | LL12 0LG

Offers In Excess Of £525,000

**MONOPOLY**  
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# 25

Wrexham | | LLI2 0LG

An impressive 5 bedroom, 2 bathroom detached family home situated within a desirable residential location in the village of Burton. This fantastic property offers spacious, versatile and well presented living accommodation throughout benefitting from a large kitchen dining room, 2 further reception rooms and a conservatory, as well as 5 good size bedrooms, 2 bathrooms and well maintained, generous gardens. The desirable village of Burton sits next to the village of Rossett which has a wealth of local amenities including shops, nice pubs/restaurants, primary and secondary schools and has excellent access to the A483 for commuting. In brief the property comprises of; hallway, downstairs w.c, lounge, sitting room, conservatory, kitchen/dining room to the ground floor and 5 bedrooms, en-suite and bathroom to the first floor.

- An Impressive 5 bedroom, 2 bathroom detached family home
- Spacious and versatile living accommodation
- Well presented
- Large kitchen/dining room
- Spacious lounge and separate sitting room
- Generous, well maintained gardens
- Off road parking and double garage
- DESIRABLE VILLAGE LOCATION



### Hallway

A lovely wide hallway with tiled flooring, stairs off to the first floor, double doors to a large storage cupboard.

### Downstairs W.C

Fitted with a low level w.c, wash hand basin, tiled flooring.

### Lounge

A spacious and well presented lounge with a double glazed window to the front, brick fireplace with inset living flame gas fire, carpeted flooring, sliding doors into the conservatory.

### Conservatory

With timber framed double glazed windows and doors opening to the rear garden, tiled flooring.

### Sitting Room

Beautifully presented with a double glazed window to the rear, carpeted flooring.

### Kitchen/Dining Room

An impressively spacious kitchen fitted with a comprehensive range of matching wall, drawer and base units, ample working surface with inset 1 1/4 sink and drainer with 'pull out' mixer tap over, central island with units under as well as the built in electric oven, integrated refrigerator and freezer, as well as an integrated dishwasher, washing machine and another refrigerator within the other kitchen units, tiled flooring, 2 double glazed windows, door off to the side, door off to the side of the property, door into the integral garage.

### First Floor Landing

With carpeted flooring, access to the loft space, door to an airing cupboard housing the hot water tank.

### Bedroom 1

A spacious bedroom with a range of fitted wardrobes, drawers and dressing table, double glazed window to the front, carpeted flooring.

### En-Suite

Well appointed with a modern white suite comprising of a low level w.c with concealed cistern, wash hand basin with vanity unit under, large shower cubicle, fully tiled walls, tiled flooring, double glazed window.

### Bedroom 2

Again spacious with a double glazed window to the rear, carpeted flooring, fitted wardrobes.

### Bedroom 3

With a double glazed window to the rear, carpeted flooring, built in wardrobes with double doors.

### Bedroom 4

With a double glazed window to the front, carpeted flooring, fitted wardrobes,, drawers, desk and book shelf.

### Bedroom 5

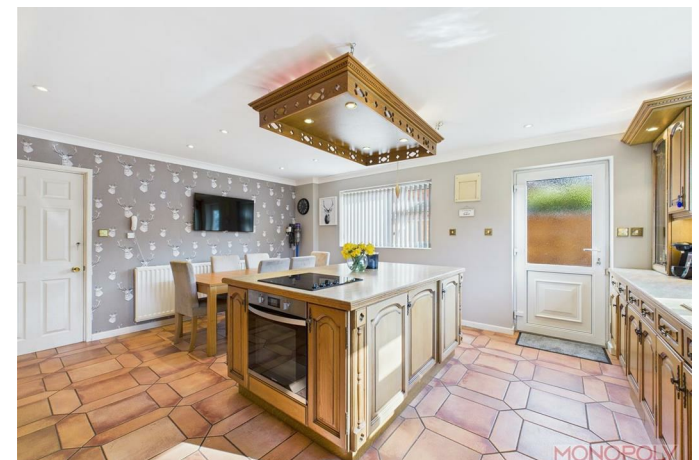
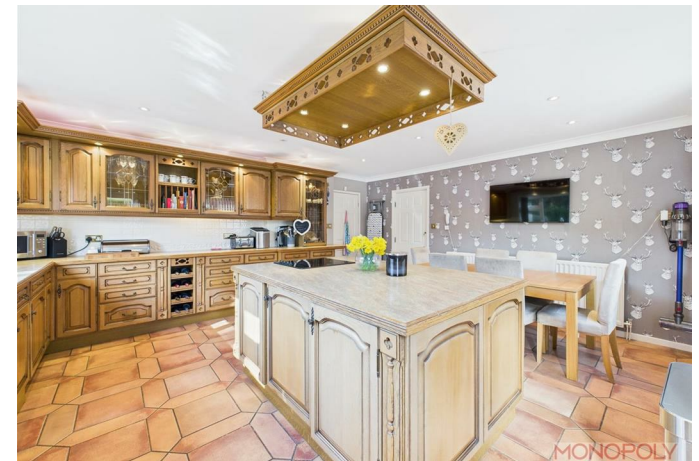
With sloping ceiling to one side, carpeted flooring, double glazed window to the rear.

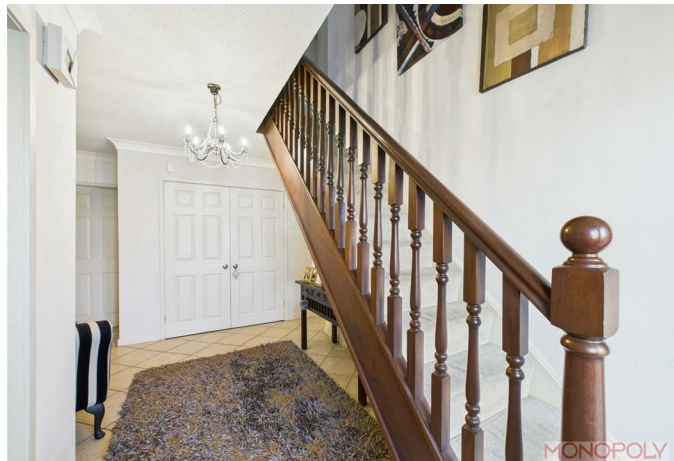
### Bathroom

Fitted with a white suite comprising of a low level w.c, pedestal wash hand basin, bath with shower head attachment, separate shower cubicle, fully tiled walls, double glazed window.

### Rear Garden

A beautifully maintained, private rear garden with a brick paved patio off the conservatory leading on to a generous shaped lawn with well established planted borders and a further brick paved patio to one corner.





**Front**

To the front is a large lawned garden with a brick paved patio providing ample off road parking and leading to a double garage.

**Double Garage**

With fob operated electric door, mains electric, 'Worcester' Oil boiler.

**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

**Key Property Facts**

The key material information can be seen via the web links from which ever property portal the property is viewed.

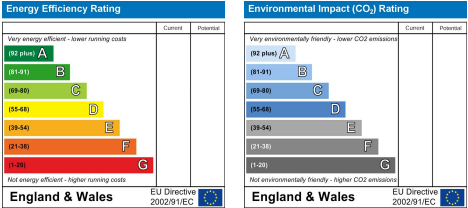




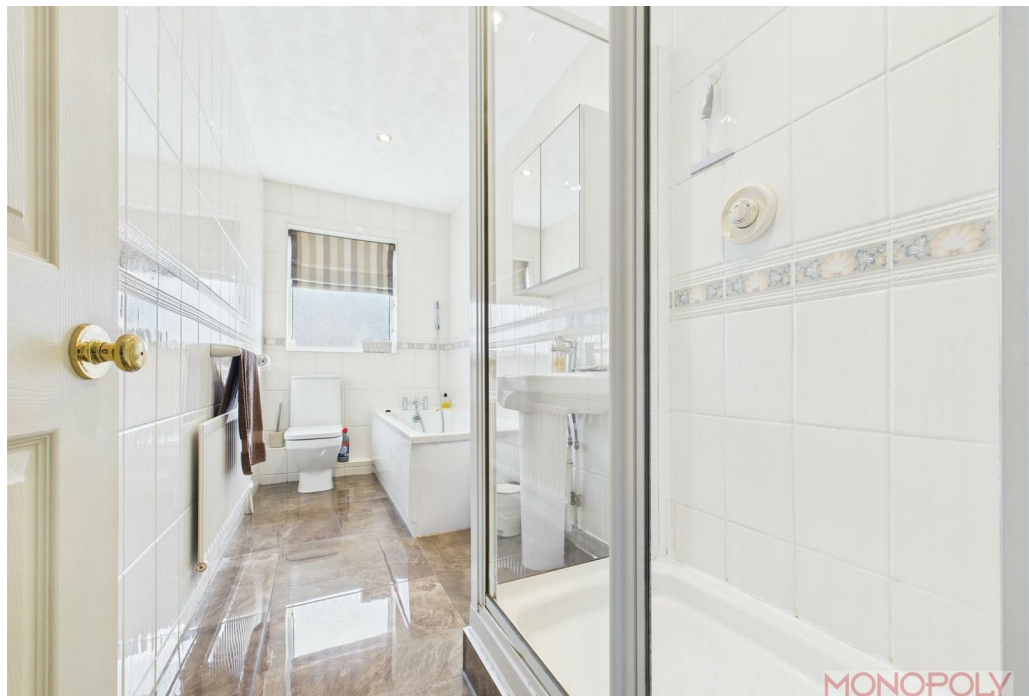




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