



9

Moss | Wrexham | LL11 6EJ

Offers In Excess Of £325,000

**MONOPOLY**  
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Located on Bryn Celyn, Moss, Wrexham, this delightful detached house offers a perfect blend of comfort and space for modern family living. Spanning an impressive 1,216 square feet, the property boasts an inviting living room with log burner, ideal for relaxation. A kitchen/diner, conservatory, utility room and downstairs WC completes the ground floor. With four well-proportioned bedrooms, there is ample room for family members or guests, ensuring everyone has their own private space. The two bathrooms provide convenience and ease for busy mornings or unwinding after a long day. The exterior of the property is equally appealing, featuring parking space for up to four vehicles on a front drive and in an integral garage, a rare find that adds to the practicality of this home. The property is located in the popular semi rural village of Moss, which is approximately three miles from Wrexham and in turn near to the A483 at Sainsbury's roundabout. Situated within walking distance of the Moss Valley Country Park and Nine Hole Golf Course and is also close to the village boundary with Pentre Broughton, where there are the usual village amenities comprising a Primary School, Post Office/Convenience Store. With its generous living space and thoughtful layout, this property is an excellent opportunity for those seeking a family home in a tranquil yet accessible location. Do not miss the chance to make this wonderful house your new home.

- A FOUR BEDROOM DETACHED HOUSE
- LOVELY LIVING ROOM WITH LOG BURNER
- KITCHEN/DINER
- CONSERVATORY
- UTILITY ROOM & DOWNSTAIRS WC
- MAIN BEDROOM WITH EN SUITE
- ATTRACTIVE REAR GARDEN
- OFF ROAD PARKING
- INTEGRAL GARAGE
- VIEWING HIGHLY RECOMMENDED!



## IMPORTANT INFORMATION

\*Material Information interactive report available in video tour and brochure sections. \*

### 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

### Entrance Hall

Upvc entrance door, tiled flooring, stairs rising to first floor, doors to lounge, kitchen, utility and WC.

### Living Room

A beautifully appointed living room with square bay window to front, multi fuel burner set on a slate hearth with a timber surround, carpet, double doors to dining area, coving.

### Dining Area

Carpet, doors to conservatory, double doors to lounge.

### Conservatory

1/3 brick, 2/3 glazed with polycarbonate roof, French style doors to garden.

### Kitchen

Fitted range of wall and base units, complementary worktops, single oven, 4 ring gas hob, extractor, composite sink with mixer tap, tiled splashback, window to rear, breakfast bar.

### WC

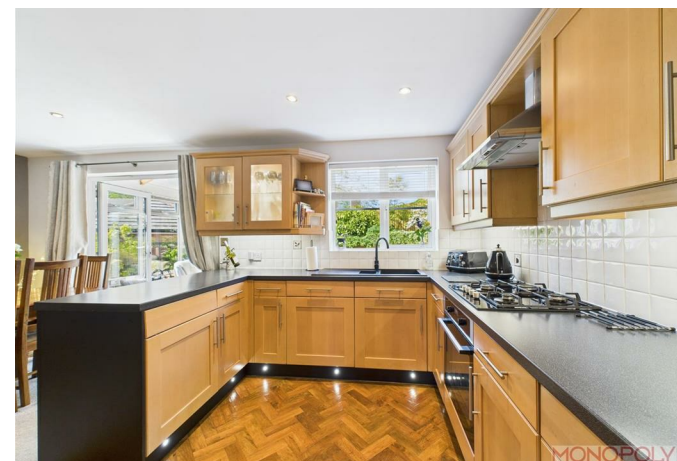
Hand wash basin, wc, window to side.

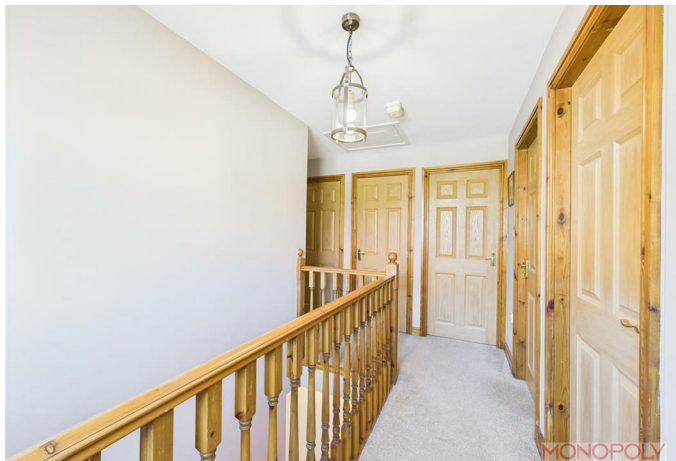
### Utility

Wall and base unit, complementary worktops, stainless sink/drain, space for washing machine, wall mounted Worcester gas boiler approx 2 years old, window to rear, external door to side, tiled flooring.

### First Floor Landing

Doors to bedrooms, bathroom and airing cupboard. Carpet, window to side.





**Bedroom One**

Carpet, window to front, door to en suite, fitted wardrobes.

**En Suite**

Shower enclosure, wc, hand wash basin, window to front.

**Bedroom Two**

Double bedroom with carpet and window to rear.

**Bedroom Three**

Carpet, window to front.

**Bedroom Four**

Carpet, window to rear.

**Bathroom**

Panel bath, shower enclosure, wc, hand wash basin, tiled splash back, extractor, window to rear.

**Outside**

Rear - Patio seating area, carpet, planted borders, mature shrubs and trees, gate to front.

Front - Tarmac driveway leading to the garage, gravel to side, planted border, path to front door.

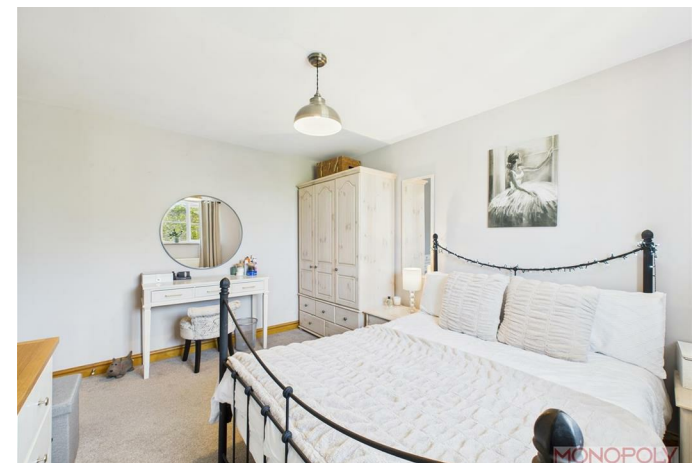
**Garage**

Up and over door, power and lighting.

**Additional Information**

Alarm, gas central heating Worcester combi boiler approx 2 years old with smart heating control, upvc double glazing.







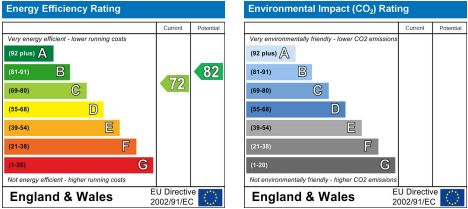


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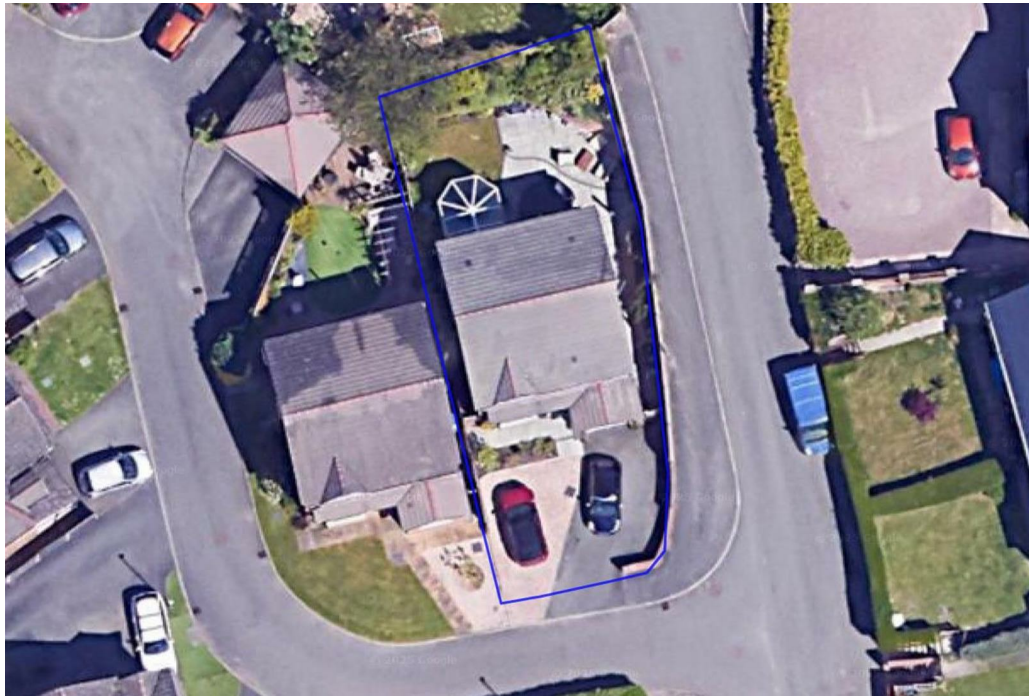
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