



19

Malpas | SY14 8FD

£350,000

**MONOPOLY**  
BUY • SELL • RENT









# 19

Malpas || SY14 8FD

Located on Barn Croft a modern residential development in Malpas. This delightful 1214 square feet property boasts two floors, three bedrooms, and two bathrooms. As you step inside, you are first welcomed on the ground floor by an entrance hall, WC, a well-equipped kitchen/diner and two spacious living rooms. The first floor houses the three well-sized bedrooms and a spacious landing. The main bedroom features a shower room and there is also a family bathroom. Convenience is assured being in close proximity to highly-rated schools such as Bishop Heber High School and Malpas Alport Endowed Primary School. The property also benefits from its nearness to the local favourite pub, 'The Lion at Malpas' as well as 'The Old Fire Station Cafe Bar' for casual dining and socializing needs. This property truly combines comfort, convenience, and style to create an ideal home.

- A MODERN EXTENDED THREE BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- KITCHEN/DINER
- DOWNSTAIRS CLOAKROOM WITH UTILITY CUPBOARD
- MAIN BEDROOM WITH EN SUITE
- FAMILY BATHROOM
- ENCLOSED GARDEN
- OFF ROAD PARKING & GARAGE
- POPULAR & CONVENIENT LOCATION
- VIEWING HIGHLY RECOMMENDED!



### Entrance Hall

Composite entrance door, tiled floor, stairs rising to first floor, door to lounge, kitchen and wc.

### Cloak Room

With toilet, hand wash basin, space for tumble dryer with worktop over, door to utility cupboard, integral washing machine.

### Lounge

Timber flooring, square bay window to front, two windows to side, feature fireplace with tiled hearth and timber lintel over, media recess for television.

### Kitchen/Diner

Modern fitted range of wall and base units, complementary worktops, stainless sink drainer, mixer tap, wall mounted gas boiler, 4 ring gas hob, oven and grill, extractor, fridge/freezer, dishwasher, tiled splashback, square bay window to front with window seat, opening into family room.

### Family Room

A beautifully appointed light and spacious additional reception room with bi-folding doors opening onto the rear garden, tiled floor, two windows to side, four skylight windows, feature timber beam, spotlights.

### First Floor Landing

Carpet, window to rear, doors to bedrooms and bathroom, loft access.

### Bedroom One

Carpet, window to front, built in wardrobe, feature timber panels to one wall, door to en suite.

### En Suite

Walk in shower enclosure, wc, hand wash basin, set in vanity unit, spotlights, extractor, window to side, chrome towel radiator.

### Bedroom Two

Carpet, windows to front and side.

### Bedroom Three

Carpet, window to side.

### Family Bathroom

Panel bath with shower over, shower screen, wc, hand wash basin set in vanity unit, tiled flooring, part tiled walls, spotlights, extractor.

### Garage

Providing an additional parking space with up and over vehicle door, power and lighting.

### Outside

Rear garden - Patio adjacent house, lawn, timber garden store, enclosed with fencing and brick wall to front, outside tap.

Tarmac drive with space for one car leading to the garage, gate and path to rear garden.

Corner plot with lawned gardens to front and side, planted borders, path to front door.

### IMPORTANT INFORMATION

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

### MONEY LAUNDERING REGULATIONS 2003

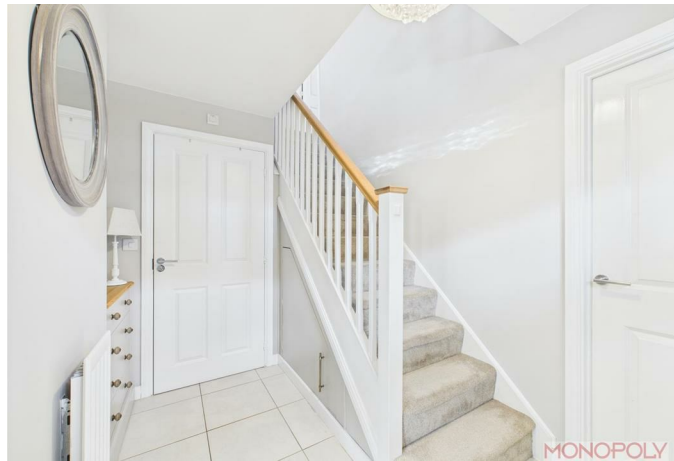
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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









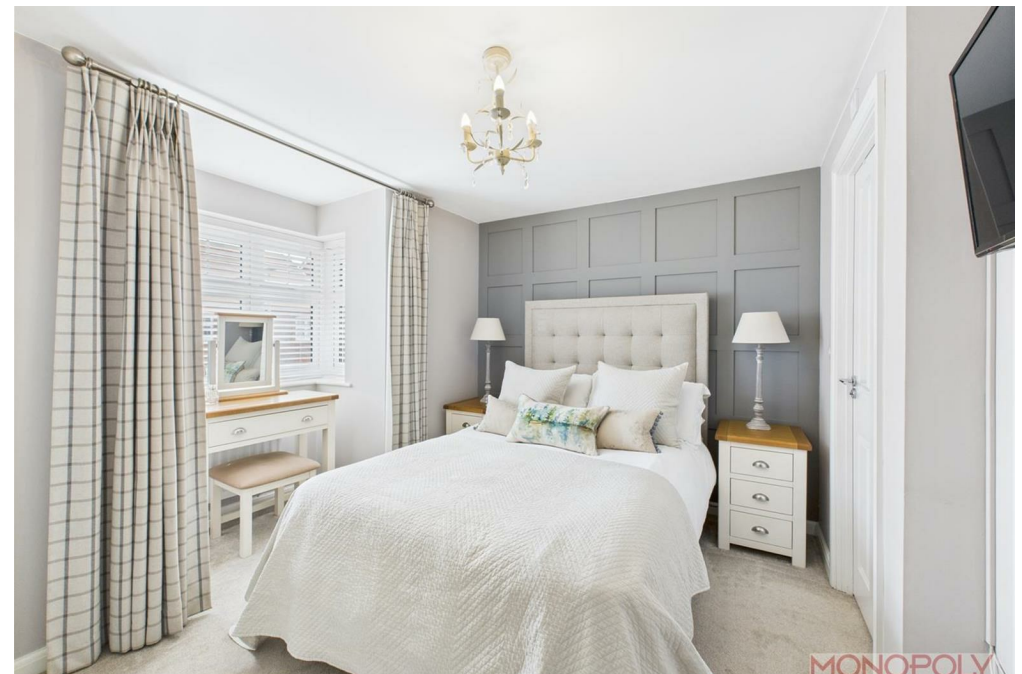
Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling 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.

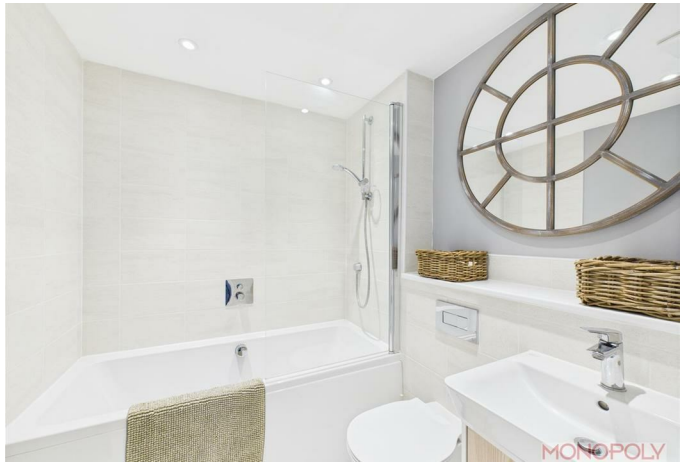
Your home maybe repossessed if you do not keep up repayments on your mortgage







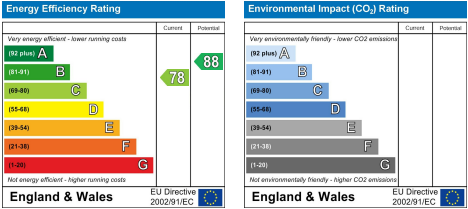








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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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