



14

Wrexham || L11 2TF

£259,950

**MONOPOLY**

BUY ■ SELL ■ RENT





# 14

Wrexham | | LL11 2TF

A fantastic 3 bedroom semi-detached property situated in a cul-de-sac location in the desirable Garden village area of Wrexham. The property offers well presented living accommodation throughout, extended to the rear to produce a good size kitchen/dining room, garden room and a generous rear garden all of which can only be appreciated via internal inspection. Located in the popular area of Garden village there are a wealth of local amenities close as well as a reputable primary school and has excellent access to Wrexham and Chester either by car or the regular bus service. In brief the property comprises of; front porch, hallway, lounge/dining room, conservatory and kitchen/breakfast room to the ground floor and 3 bedrooms and a bathroom to the first floor.

- A fantastic 3 bedroom semi-detached property
- Well presented throughout
- Good size kitchen/breakfast room
- Garden room
- Good size rear garden
- Ample off road parking
- Desirable location
- VIEWING HIGHLY RECOMMENDED



### Front Porch

With 2 double glazed windows, door into the hallway.

### Hallway

With attractive wood effect flooring, door to an under stairs storage cupboard housing the 'Worcester' gas combination boiler (circa 18 months old), stairs off to the first floor.

### Lounge/Dining Room

21'1" x 11'5" max (6.43m x 3.49m max)

Superbly presented with a double glazed window to the front, central fireplace with inset living flame gas fire and timber surround and mantel, wood effect flooring, sliding door into the garden room.

### Garden Room

15'8" x 7'5" (4.80m x 2.28m)

A superb extra living space having being converted from a conservatory with the installation of an insulated roof, double glazed windows, french doors off to the rear garden.

### Kitchen/Breakfast Room

20'5" x 8'9" (6.24m x 2.67m)

A spacious, superbly appointed kitchen/breakfast room fitted with a range of attractive wall, drawer and base units, wood effect working surface with inset 1 1/4 sink and drainer, breakfast bar area, built in electric double oven, 4 ring gas hob with extractor fan over, part tiled walls, part wood effect, part tiled flooring, door off to the side, door to a large storage cupboard.

### First Floor Landing

With a double glazed window to the side, carpeted flooring, access to the loft space.

### Bedroom 1

11'4" x 10'7" (to wardrobes) (3.47m x 3.23m (to wardrobes))

Well presented with a double glazed window to the front, Modern fitted wardrobes, carpeted flooring.

### Bedroom 2

10'0" x 9'10" (3.07m x 3.02m)

A good size double bedroom with a double glazed window to the rear, carpeted flooring.

### Bedroom 3

7'6" x 6'10" (2.31m x 2.10m)

With a double glazed window to the rear, carpeted flooring.

### Bathroom

8'1" x 5'11" (2.47m x 1.81m)

Fitted with a white suite comprising of a low level w.c, wash hand basin with vanity unit under and shelving, 'P' shaped bath with thermostatic shower over, fully tiled walls, double glazed window, tile effect flooring.

### Rear Garden

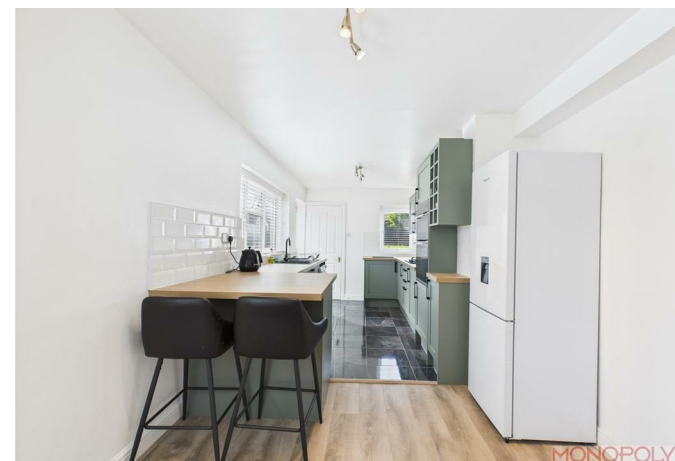
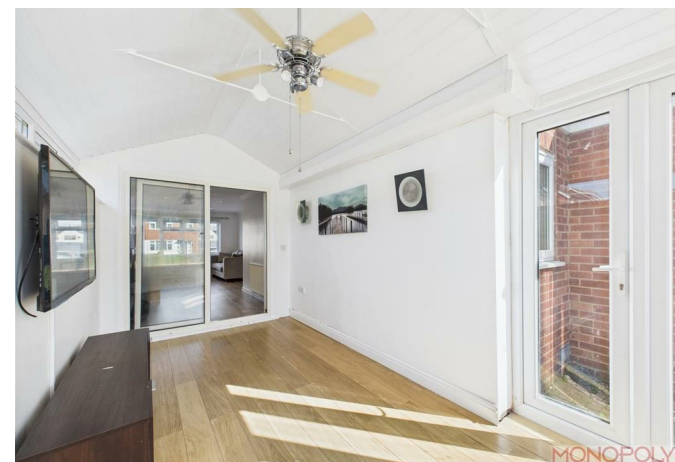
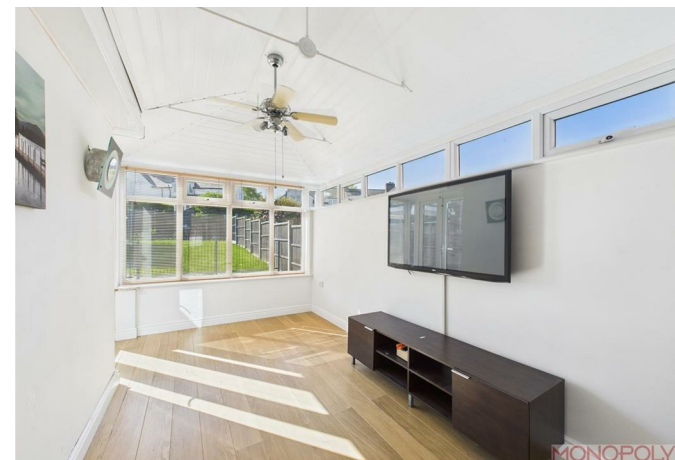
To the rear is a generous south facing garden with a paved patio immediately adjacent to the rear of the property. This then leads up to a good size lawn garden with steps up to a raised decked seating area. To the side is a useful sheltered storage area with a door to an outside store (2.93m x 2.49m).

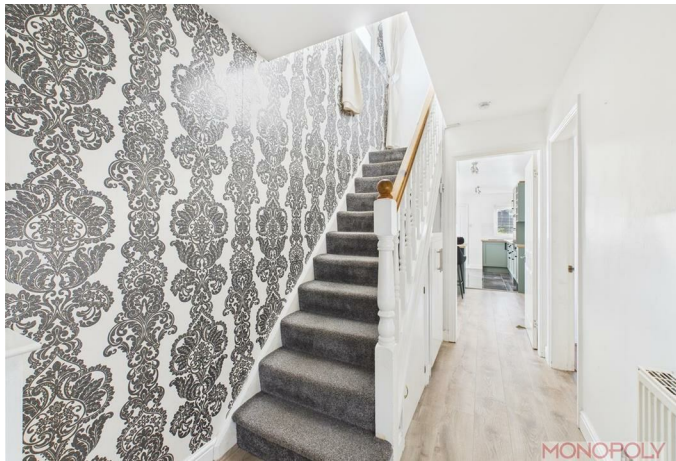
### Front

To the front is a part gravelled, part brick paved driveway with double timber gates opening to a further brick paved driveway to the side and leading to a single garage with up and over door.

### Additional information

The current owners have installed a new kitchen, new wood effect flooring to the down stairs,





installed an insulated roof onto the original conservatory and installed a new gas combination boiler all within approximately the last 18 months.

#### **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**

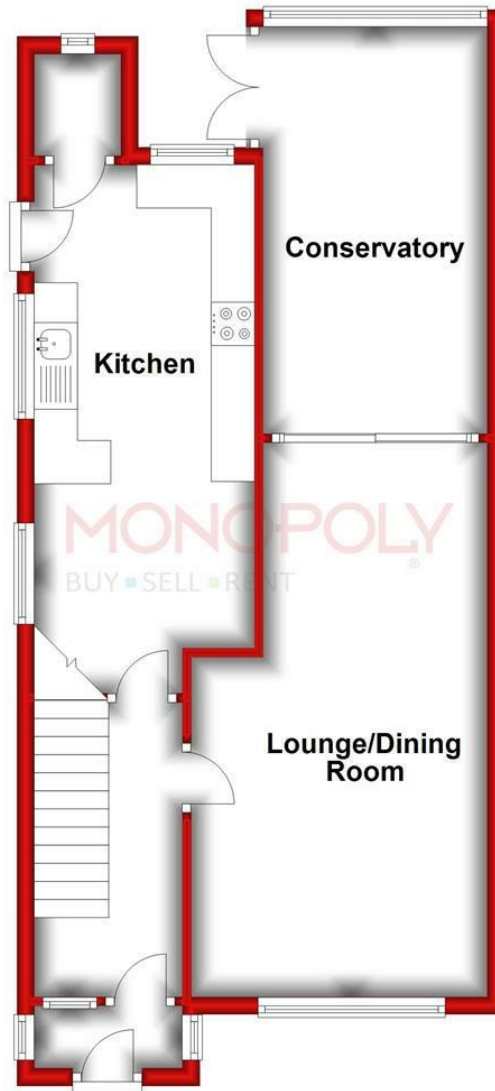
The key material information can be seen via the web links from which ever property portal the property is viewed.



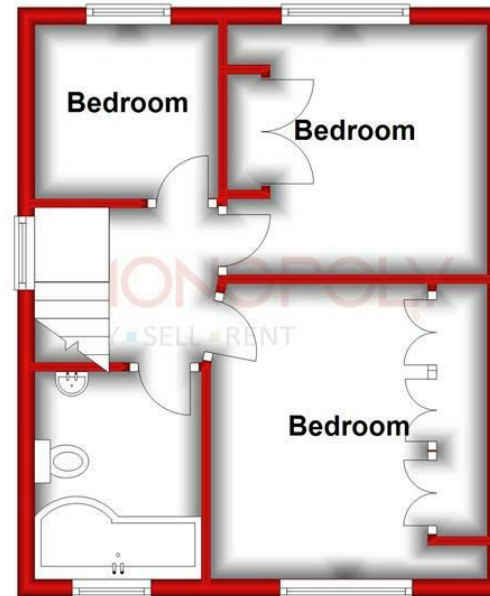




## Ground Floor



## First Floor



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Future		Current	Future
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(10-15) <b>A</b>		
(81-91) <b>B</b>			(16-20) <b>B</b>		
(69-80) <b>C</b>			(21-25) <b>C</b>		
(55-68) <b>D</b>			(26-30) <b>D</b>		
(43-54) <b>E</b>			(31-35) <b>E</b>		
(31-42) <b>F</b>			(36-40) <b>F</b>		
(1-20) <b>G</b>			(41-45) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





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