



9

Wrexham | | LL12 8ED

£279,950

**MONOPOLY**  
BUY ■ SELL ■ RENT



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An immaculately presented 3 bedroom detached family home situated at the end of a cul-de-sac close to Wrexham city centre. This beautifully presented property offers well appointed living accommodation throughout to include a spacious lounge, modern kitchen, attractive landscaped gardens and a separate sitting room which could potentially be used as another bedroom as it has access to a w.c off the room. The property occupies a corner plot with gardens to the front side and rear and must be viewed to be fully appreciated. In brief the property comprises of; spacious entrance hall, lounge, kitchen, utility room, sitting room and downstairs w.c to the ground floor and 3 bedrooms and bathroom to the first floor.

- An immaculately presented 3 bedroom detached property
- Separate sitting room which could potentially be used as another bedroom
- Corner plot
- Attractive landscaped gardens
- Cul-de-sac location
- Off road parking
- NEW ROOF IN 2023
- NEW WINDOWS IN 2024
- VIEWING HIGHLY RECOMMENDED



### Hallway

A spacious hallway with a double glazed window to the front, wood effect flooring, stairs off to the first floor.

### Lounge

Beautifully presented with a double glazed window to the front, double glazed sliding doors off to the rear garden, feature log burner with granite hearth and timber mantel, wood effect flooring.

### Kitchen

Superbly appointed with a range of modern cream gloss wall, drawer and base units, wood effect work surfaces with inset 1 1/4 sink and drainer, integrated dishwasher, built in electric oven, 4 ring electric hob, glass splash back, extractor fan, space for a fridge/freezer, double glazed window to the rear, wood effect flooring.

### Utility Room

With wood effect work surfaces, plumbing for a washing machine, space for a dryer, wood effect tiled flooring, double glazed window, door off to the side, wall mounted gas combination boiler.

### Bedroom 1

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

### Bedroom 2

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

### Bedroom 3

With a double glazed window to the front, carpeted flooring, built in storage cupboard.

### Bathroom

Fitted with a 4 piece suite comprising of a low level

w.c, pedestal wash hand basin, bath, large shower cubicle, fully tiled walls, tiled flooring, double glazed window.

### Outside

The property is situated at the very end of the cul-de-sac with double timber gates opening to the stone paved driveway providing off road parking. Benefitting from being situated on a corner plot with landscaped gardens to the front with well maintained lawned gardens with stone paved pathways and an ornamental gravelled garden and gated access to the side of the house. To the side is a concrete area ideal for storage which leads around to a private rear garden with paved patio and a raised lawned garden.

### Additional Information

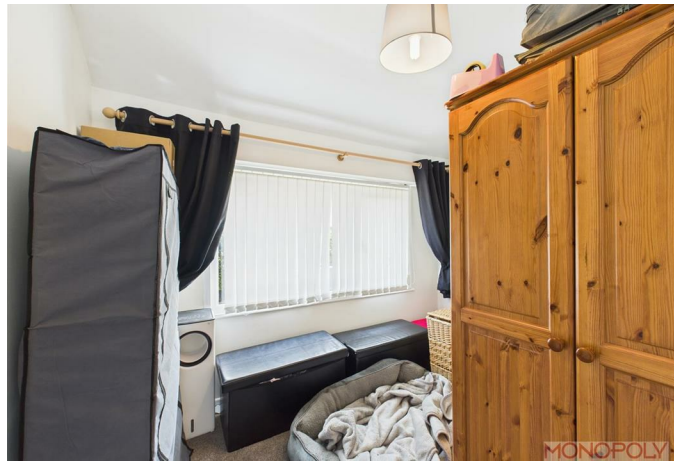
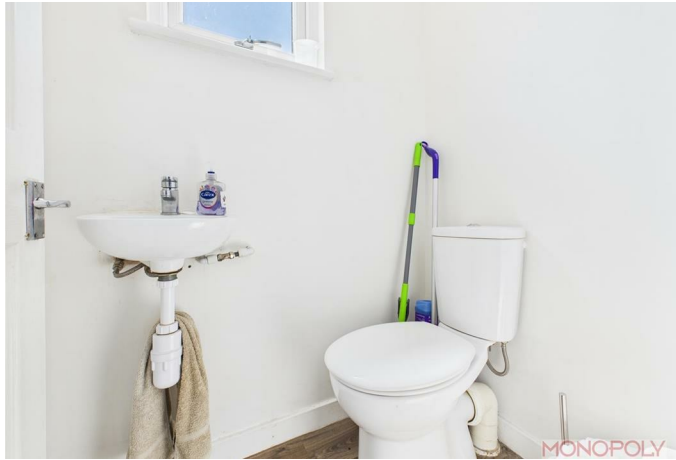
The property benefits from having CCTV.....It had a new roof in 2023..... It had new windows in 2024..... New front door in the last few months.

### 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.







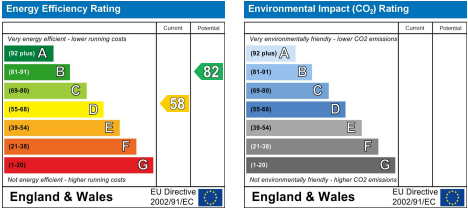








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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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