



68

Wrexham | LL11 3DN

£255,000

MONOPOLY
BUY ■ SELL ■ RENT



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Located in the charming area of Bryn Coch, Wrexham, this stunning Semi Detached Townhouse offers a perfect blend of modern living and convenience. With Four bedrooms spread across three storeys, this property is ideal for families or those seeking extra space.

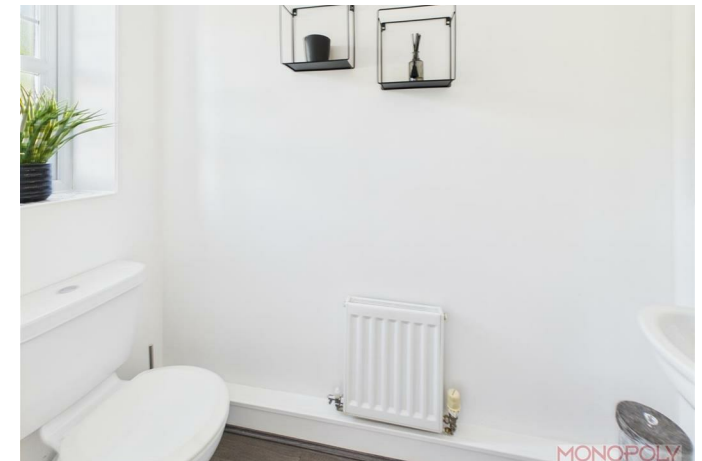
As you enter, you are welcomed into a well-appointed hallway that leads to the Lounge which provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The heart of the home is complemented by two well-designed bathrooms, ensuring comfort and privacy for all residents.

The standout feature of this property is the main bedroom, which occupies the entire second floor. This private retreat boasts an ensuite shower room, providing a luxurious touch and a sense of seclusion.

Situated in a great location, this home is just a stone's throw away from the city centre, offering easy access to a variety of shops, restaurants, and local amenities. Additionally, the property includes parking for two vehicles, a valuable asset in this bustling area.

This semi-detached townhouse is not just a house; it is a place where memories can be made. With its spacious layout and prime location, it presents an excellent opportunity for those looking to settle in Wrexham. Don't miss the chance to make this beautiful property your new home.

- FOUR BEDROOM THREE STOREY
- SEMI DETACHED TOWNHOUSE
- SOUGHT AFTER LOCATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING
- EN SUITE SHOWER ROOM
- DOWNSTAIRS CLOAKROOM
- VIEWING HIGHLY RECOMMENDED



ACCOMMODATION TO GROUND FLOOR

The property has a canopy porch and is accessed via a Feature Composite double glazed and frosted front door which leads into the entrance hallway.

ENTRANCE HALLWAY

With staircase rising off to the first floor accommodation, door into downstairs cloakroom, radiator, laminate flooring, door to lounge and door to the kitchen.

DOWNSTAIRS CLOAKROOM

Comprising of a Dual flush low level w.c., pedestal wash hand basin, UPVC Double glazed and frosted window to the front, radiator.

KITCHEN

11'4" x 6'5" (3.47m x 1.97m)

Beautifully presented kitchen comprising of a range of wall and base cupboards with complementary worktop surfaces, incorporating one and half bowl sink unit with mixer tap, built in five ring gas hob with extractor hood above, electric double oven/grill, Integral fridge/freezer, built in washing machine, laminate flooring, Integral wine cooler, UPVC Double glazed window to the front, wall mounted cupboard housing the gas central heating boiler.

LOUNGE/ DINER

19'3" x 13'6" (5.87m x 4.13m)

Lovely room comprising UPVC Double glazed French style doors with matching side windows to the rear, radiator, laminate flooring, Two UPVC Double glazed windows to the rear, understairs cupboard.

FIRST FLOOR LANDING

Staircase rising off to the second floor accommodation, radiator, doors off to the bedrooms and family bathroom.

BEDROOM TWO

11'6" x 9'11" (3.52m x 3.04m)

With Two UPVC Double glazed windows to the Rear, radiator, carpeted flooring.

BEDROOM THREE

10'7" x 6'7" (3.24m x 2.01m)

With UPVC Double glazed window to the front, carpeted flooring

BEDROOM FOUR

7'3" x 6'9" (2.22m x 2.07m)

With UPVC Double glazed window to the front, radiator, carpeted flooring

FAMILY BATHROOM

6'9" x 5'7" (2.06m x 1.72m)

Comprising of a Panel enclosed bath, pedestal wash hand basin, dual flush low level w.c., extractor fan, Chrome ladder style radiator/ towel rail, UPVC Double glazed and frosted window to the side.

SECOND FLOOR LANDING

With Double glazed Velux window to the ceiling, carpeted flooring, door to the main bedroom.

MAIN BEDROOM

10'8" x 10'3" (3.27m x 3.13m)

Stunning main bedroom with UPVC Double glazed window to the front, built in wardrobes, TV aerial point, Sky cable, access to the loft space.

EN SUITE SHOWER ROOM

Comprising of shower cubicle, dual flush low level w.c., pedestal wash hand basin, Double glazed Velux window to the ceiling, Chrome ladder style radiator, towel rail, extractor fan.

OUTSIDE TO THE FRONT

There is a driveway to the front right hand side with off road parking for two vehicles, and which leads to gated access to the rear garden. The front is laid to lawn and has a paved pathway leading to the front door.

OUTSIDE TO THE REAR

Immediately to the rear there is a paved patio/sitting area, leading to a good sized lawned garden which extends to the side where the gate is located. The garden has a border with mature bushes and plants and wooden fencing to the boundaries

IMPORTANT INFORMATION

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 must therefore be taken as a guide only and approved details should be requested from the agents

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 PETE on 07907 419605 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.

ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.





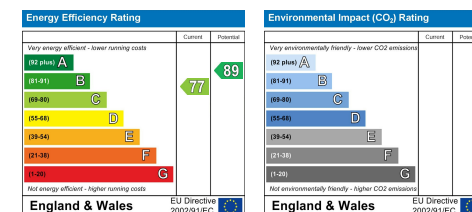


MONEY LAUNDERING REGULATIONS 2003

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.

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