



36

Wrexham || LL11 2BQ

Offers In Excess Of £150,000

MONOPOLY
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Situated on the outskirts of Wrexham Town Centre this two bedroom, terrace property is a perfect location for anyone looking to be close to local amenities. The property has been renovated and decorated tastefully throughout. The spacious lounge, modern kitchen/dining, downstairs WC and inner hallway provides ample downstairs living accommodation. The first floor offers two double bedrooms and a modern family bathroom. The landing area has two storage cupboards, one of which housing the newly fitted combination boiler. Externally there is a brick built storage room with a work surface and power. There are pleasant garden areas to the front and rear with a good degree of privacy and sun throughout the day being south facing. Colliery Road is located just a short distance from Wrexham with excellent transport links further afield. Additionally, Plas Coch Retail Park is just a short walk away. Whether you are looking to settle down in a peaceful neighbourhood or seeking a family-friendly environment, this property is a wonderful opportunity. The property boasts ample on-street parking, allowing for easy access and convenience for residents and guests alike.

- TWO BEDROOM TERRACE PROPERTY
- SPACIOUS LOUNGE
- MODERN KITCHEN/DINER
- DOWNSTAIRS WC
- DOUBLE BEDROOMS
- MODERN BATHROOM
- FRONT AND REAR GARDENS
- OUTSIDE BRICK BUILT STORAGE
- CLOSE TO AMENITIES
- IDEAL FIRST TIME BUY



Lounge

UPVC double glazed door leading into lounge area. UPVC double glazed window to the front elevation with vertical blinds. Laminate flooring, panelled radiator and ceiling light point. door leading into inner hallway.

Inner Hallway

UPVC double glazed door to the rear garden area. Open under-stairs storage space. Built in cupboard with shelving, panelled radiator, two ceiling light points, doors leading into lounge, kitchen, downstairs WC and stairs rising to first floor.

Kitchen/Dining Area

Modern fitted kitchen housing a range of high gloss wall, drawer and base units with work surface over. Integrated appliances to include dishwasher, electric fan oven, electric hob and extractor over. Space for American style fridge freezer, space and plumbing for washing machine and space for dining table. Tiled floor and partially tiled walls. One and a half composite sink unit with mixer tap over. UPVC double glazed window overlooking the garden area with roller blind. Panelled radiator.

Downstairs WC

Two piece suite comprising low-level WC and wash hand basin with storage cupboards, panelled radiator, tiled flooring, ceiling light point, vinyl flooring and frosted window to the side/rear elevation.

Landing Area

Carpeted flooring with two built in storage cupboards; one of which has shelving the other housing a newly fitted combination boiler with additional shelving. Access to loft, ceiling light point, doors off to two bedrooms and bathroom.

Bedroom One

Double bedroom with uPVC double glazed window to the front elevation with vertical blinds, carpet flooring, panelled radiator, ceiling light point and recess space for wardrobes.

Bedroom Two

Double bedroom with uPVC double glazed window to the rear elevation, fitted storage cupboard with shelving and ceiling light point, carpet flooring, panelled radiator and ceiling light point.

Bathroom

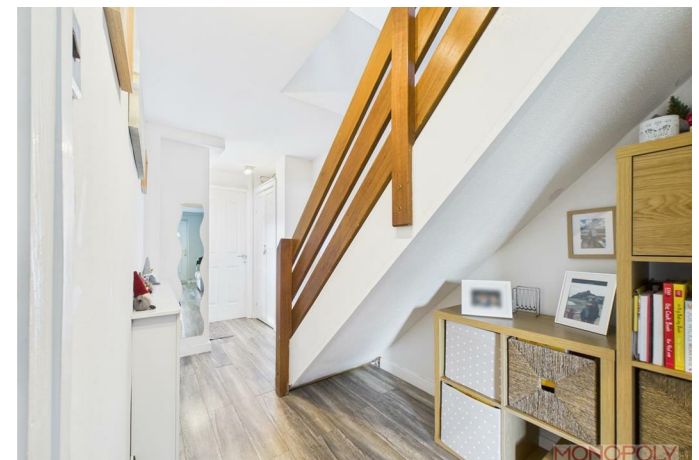
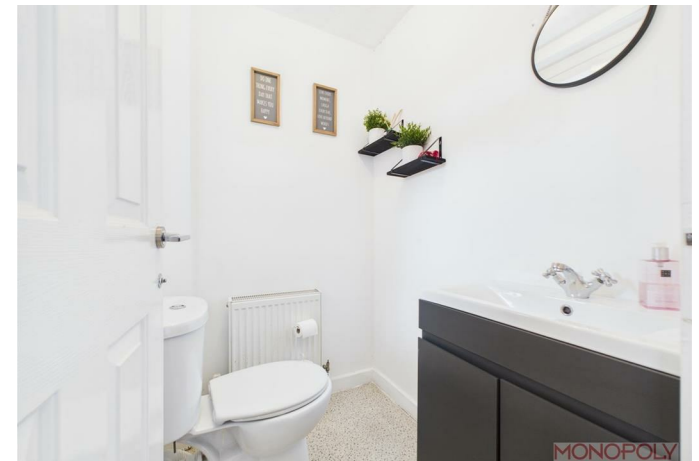
Three piece suite comprising low-level WC, wash hand basin with storage under and panelled bath with electric shower over. Fully tiled walls and vinyl flooring. Ceiling light point, chrome heated towel rail, extractor fan and frosted uPVC double glazed window to the rear elevation.

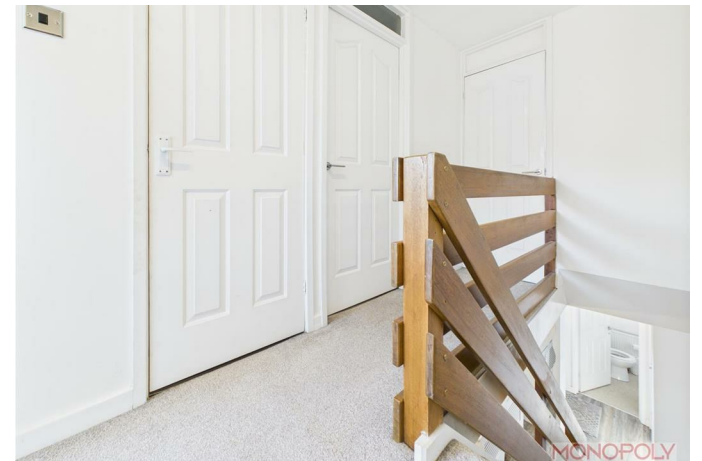
Outside

To the front is a concrete pathway and lawned area leading to entrance into the lounge. The property would be mainly accessed via the rear due to the on-street parking being to the rear of property. The rear garden area achieves sun throughout the day with being south facing and offers a patio area and lawn area. There is a sheltered porch area upon entering the property along with external lighting and outside tap. There is a brick built storage area attached to the property which is accessed via a wooden door and comprises of built in shelving, work surface, ceiling light point and space for gardening tools or tumble dryer and a single glazed window; the space is flexible to the buyers needs.

Additional Information

Parking is 'on-street' to the rear of the property either directly behind the property or in the





cul-de-sac behind. The property was fitted with a new combination boiler in March 2025. A new bathroom and kitchen were fitted 4 years ago and the property has been decorated and maintained by the present owner to an excellent standard.

Important information

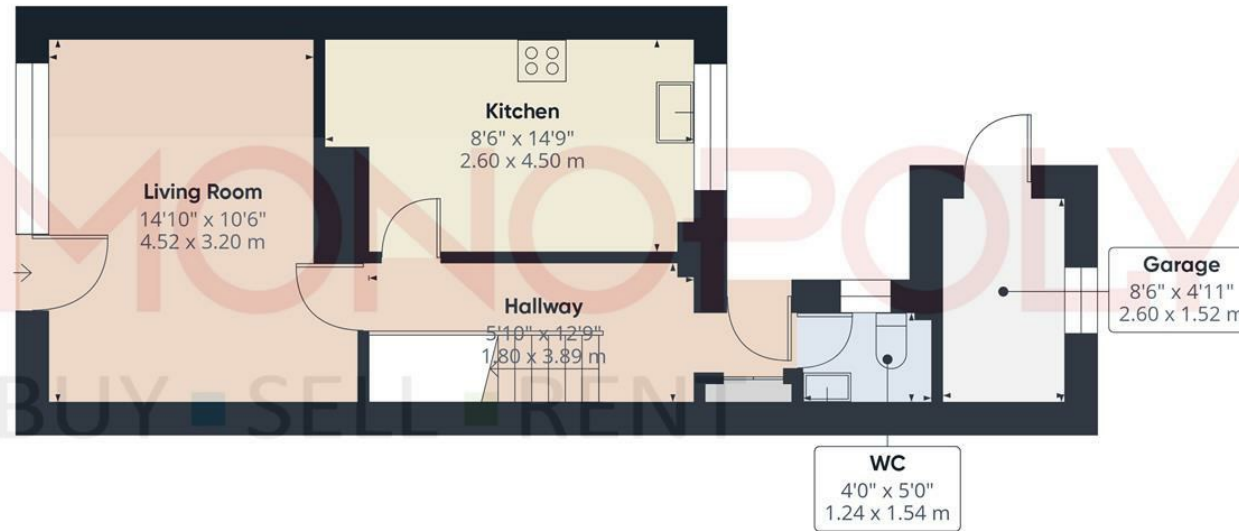
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 details must therefore be taken as a guide only

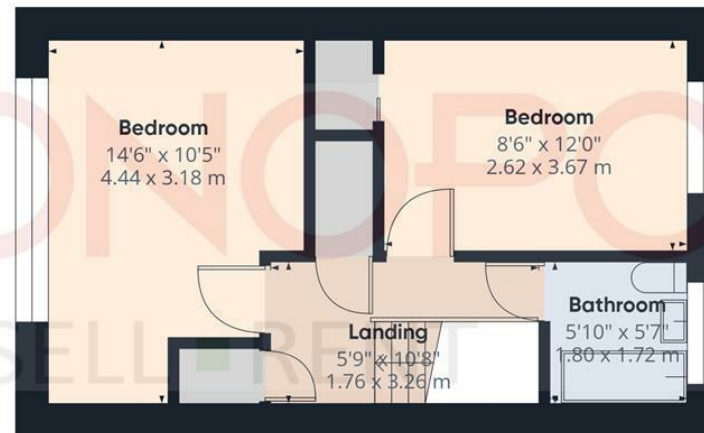








Ground Floor



Floor 1

Approximate total area⁽¹⁾
784 ft²
73 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

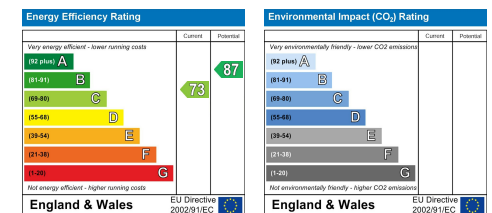
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

MONEY LAUNDERING REGULATIONS 2003

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