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Wrexham | LL12 7TS

£285,000

MONOPOLY
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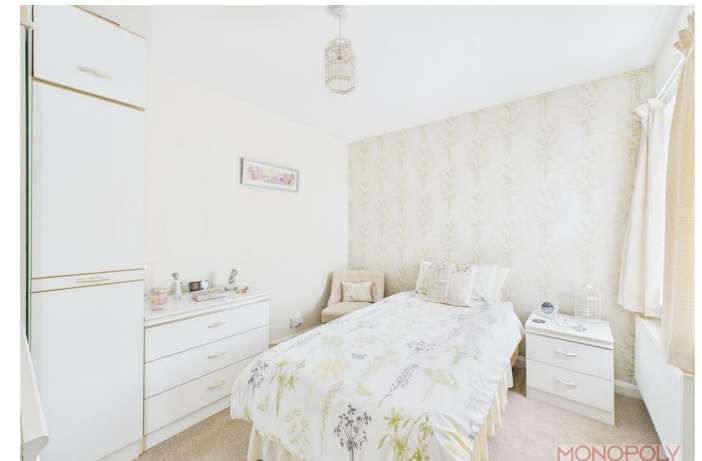
Located in the highly SOUGHT after area of Borras, this charming Three-Bedroom Detached Bungalow on Cardigan Road offers a delightful blend of comfort and convenience. The property boasts a spacious reception room, perfect for relaxing or entertaining guests, and three well-proportioned bedrooms that provide ample space for family living or guest accommodation.

The bungalow features a well-appointed bathroom, ensuring that all your daily needs are met with ease. One of the standout features of this property is the large garden to the rear, which presents an excellent opportunity for outdoor activities, gardening, or simply enjoying the fresh air in a tranquil setting.

For those with vehicles, the property offers off-road parking for up to Three vehicles which is particularly advantageous.

With its desirable location, this bungalow is not only a comfortable home but also a fantastic investment opportunity. Whether you are looking to downsize, start a family, or simply enjoy the benefits of single-storey living, this property is sure to meet your needs. Do not miss the chance to make this lovely bungalow your new home in Wrexham.

- THREE BEDROOM
- DETACHED BUNGALOW
- GAS CENTRAL HEATING
- SOUGHT AFTER LOCATION
- UPVC DOUBLE GLAZING
- DETACHED GARAGE
- OFF ROAD PARKING
- LARGE GARDEN TO THE REAR



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed and frosted door which gives access to the entrance hallway.

ENTRANCE HALLWAY

With radiator, smoke alarm, doors off to the bedrooms and bathroom.

LOUNGE

With UPVC Double glazed window to the front with radiator beneath, coved ceiling, Adam style fire surround with marble effect backdrop and hearth, with living flame gas fire inset.

KITCHEN/ DINER

Fitted kitchen comprising of wall and base cupboards with complementary worktop surfaces, incorporating one and half bowl ceramic sink unit with mixer tap, space for cooker, plumbing for washing machine, space for fridge, tiled floor, Two UPVC Double glazed windows to the side, UPVC Double glazed and frosted door to the side, radiator, built in cupboard housing "Worcester" gas central heating boiler.

BEDROOM ONE

With UPVC Double glazed window to the rear with radiator beneath, built in wardrobes and dressing table.

BEDROOM TWO

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

BEDROOM THREE

With UPVC Double glazed window to the rear with radiator beneath, access to the loft space.

FAMILY BATHROOM

Comprising of a Dual sized shower cubicle with rainforest shower head over, wash hand basin and low level w.c., set in a vanity unit and shelving, UPVC Double glazed and frosted window to the side, Chrome ladder style radiator/towel rail, spotlights to the ceiling.

GARAGE

Detached garage with up and over door, power and light and store room behind.

OUTSIDE TO THE FRONT

The property is approached by a driveway to the front left hand side via gated access, which offers off road parking for two to three vehicles and which leads to the detached garage. The garden to the front is laid to lawn and tarmacadam pathway leading to the front entrance door. There is also a storage room to the left hand side accessed via a UPVC Double glazed door.

OUTSIDE TO THE REAR

Extremely large garden to the rear laid principally to lawn which presents an excellent opportunity for outdoor activities, gardening, or simply enjoying the fresh air in a tranquil setting. The property is made private by a mixture of mature hedges and panel enclosed fencing to the boundaries.

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.

MORTGAGES

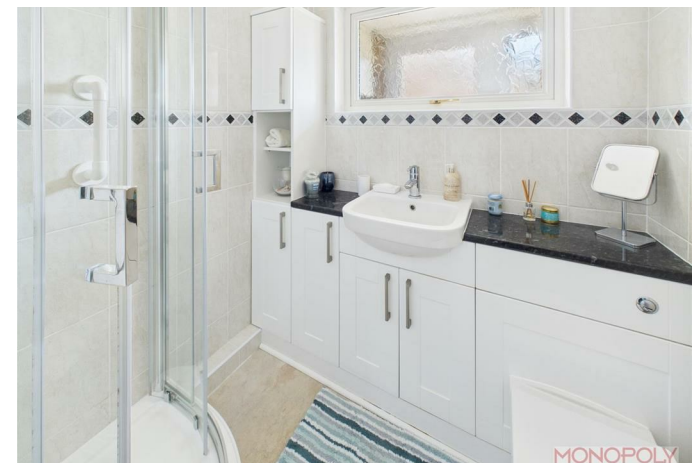
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

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.

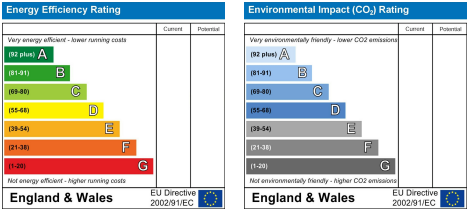




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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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