



81

Wrexham | LL11 6JA

£190,000

MONOPOLY
BUY ■ SELL ■ RENT



81

Wrexham | | LLI | 6JA

A beautifully presented 3 bedroom semi-detached property situated within a popular residential close to Moss valley park. This fantastic property offers 2 reception rooms and a spacious conservatory, 3 bedrooms, good size rear garden backing on to Moss valley park and ample off road parking, all of which can only be appreciated on internal inspection. The property is located around 2 miles from Wrexham city centre so has a wealth of amenities close to hand as well as excellent access to the A483 for commuting. In brief the property comprises of; entrance hall, lounge, dining room, kitchen and conservatory to the ground floor and 3 bedrooms and a bathroom to the first floor.

- A beautifully presented 3 bedroom semi-detached property
- Conservatory
- 2 Reception rooms
- Good size rear garden which is not over looked to the rear
- Ample off road parking
- Popular residential location
- MUST BE VIEWED TO BE APPRECIATED



Entrance Hall

With carpeted flooring, stairs off to the first floor.

Lounge

Beautifully presented with a double glazed window to the front, carpeted flooring, double doors into the dining room.

Dining Room

With carpeted flooring, double doors into the conservatory, archway into the kitchen, door to a storage cupboard.

Kitchen

Fitted with matching wall, drawer and base units, working surface with inset stainless sink and drainer, built in electric oven, 4 ring electric hob, extractor fan, plumbing for a washing machine and dishwasher, space for a fridge/freezer, double glazed window to the rear, part tiled walls, wood effect flooring, wall mounted gas boiler.

Conservatory

A superb extra living space with uPVC double glazed windows looking out on to the garden, french doors opening to the side paved patio, wood effect flooring.

First Floor Landing

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

Bedroom 1

Spacious and superbly presented with a double glazed window to the rear, carpeted flooring.

Bedroom 2

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

Bedroom 3

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

Shower Room

Fitted with a low level w.c, pedestal wash hand basin, large shower cubicle, double glazed window, wood effect cushioned flooring, part tiled walls.

Rear Garden

To the rear is a predominantly lawned, good size garden with a paved patio just off the conservatory. The garden backs on to Moss valley road so benefits from not being over looked to the rear. There is gated access to the front of the property.

Front

To the front is a lawned garden with a paved driveway to the side providing ample off road parking.

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

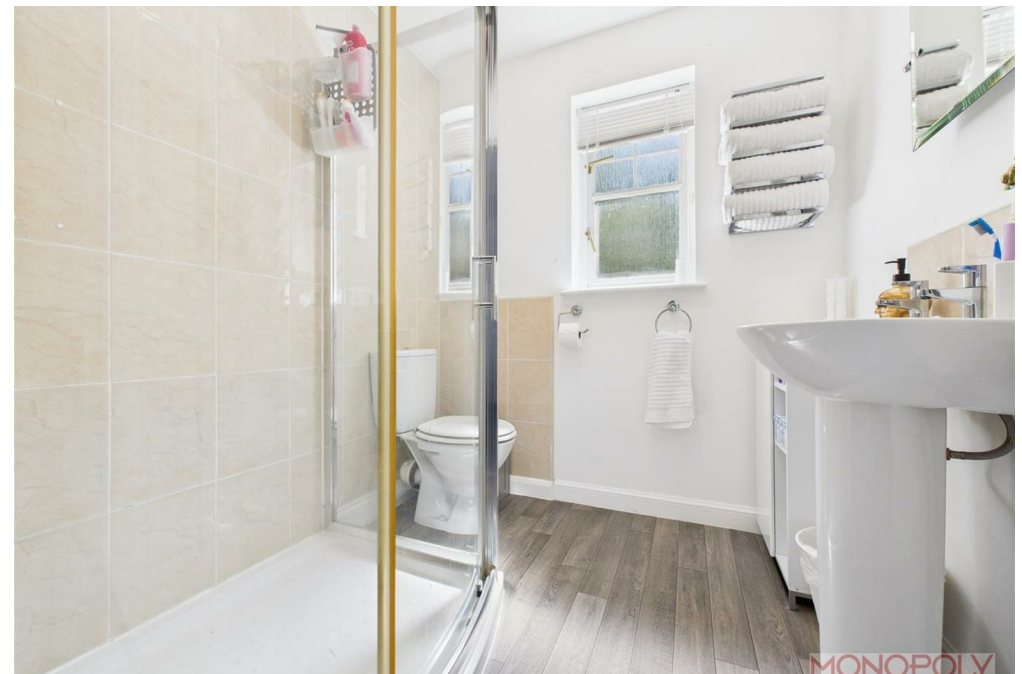




distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some 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

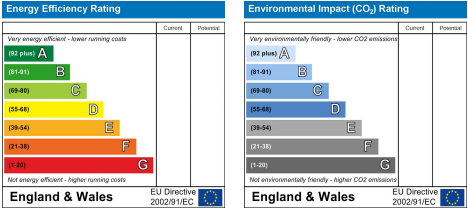
The key material information can be seen via the web links from which ever property portal the property is viewed.







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