



36

Wrexham || LL11 6BZ

£225,000

MONOPOLY
BUY ■ SELL ■ RENT



36

Wrexham | | LL11 6BZ

An immaculately presented 3 bedroom property situated within a popular residential development in the village of New Broughton. This superb property offers beautifully presented and good size living accommodation throughout to include a well appointed kitchen/dining room, spacious lounge, en-suite and an attractive landscaped rear garden, all of which can only be appreciated when viewing the property. The property is situated in Gatewen village which sits approximately 2 miles from Wrexham city centre so has a wealth of local amenities close to hand including Wrexham Maelor Hospital as well as excellent road links for commuting. In brief the property comprises of; entrance hall, lounge, kitchen/dining room, small utility area and downstairs w.c to the ground floor and 3 bedrooms, en-suite and family bathroom to the first floor.

- An immaculately presented 3 bedroom semi-detached property
- Well appointed kitchen/dining room
- En-suite
- Attractive landscaped rear garden
- Off road parking
- Popular residential development
- Close to Wrexham city centre
- VIEWING HIGHLY RECOMMENDED



Entrance Hallway

With wood effect flooring, stairs off to the first floor.

Lounge

A spacious and beautifully presented room with a double glazed window to the front, wood effect flooring, door to a useful storage cupboard.

Kitchen/Dining Room

A modern, well appointed kitchen fitted with a full range of attractive wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, built in electric double oven, integrated fridge/freezer and dishwasher, 4 ring electric hob with glass splash back, part tiled walls, tiled flooring, double glazed french doors off to the rear garden.

Utility Area

There is a small utility area off the kitchen which has an integrated washing machine, wall mounted gas combination boiler, work top, door into the downstairs w.c.

Downstairs W.C

Fitted with a low level w.c, pedestal wash hand basin, mosaic tile effect flooring.

First Floor Landing

With carpeted flooring, 2 separate storage cupboards, access to the loft space.

Bedroom 1

A well presented bedroom with a double glazed window to the front, fitted wardrobes with sliding mirrored doors, carpeted flooring.

En-suite

Fitted with a low level w.c, pedestal wash hand basin, large shower cubicle, part tiled walls, mosaic tile effect flooring.

Bedroom 2

Again superbly presented with a double glazed window to the rear, modern fitted wardrobe, carpeted flooring.

Bedroom 3

With a double glazed window to the rear, carpeted flooring.

Bathroom

Fitted with a low level w.c, pedestal wash hand basin, bath with wall mounted shower head attachment, mosaic tile effect flooring, double glazed window.

Rear Garden

To the rear is a beautifully landscaped garden with an Indian stone patio immediately adjacent to the rear of the property leading on to a shaped artificial lawn with gravelled border and further stone patio to the foot of the garden. There is gated access to the front of the property.

Front

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

Important Information

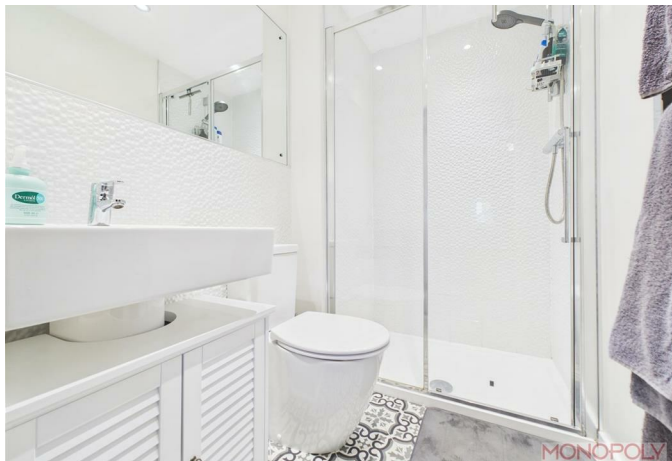
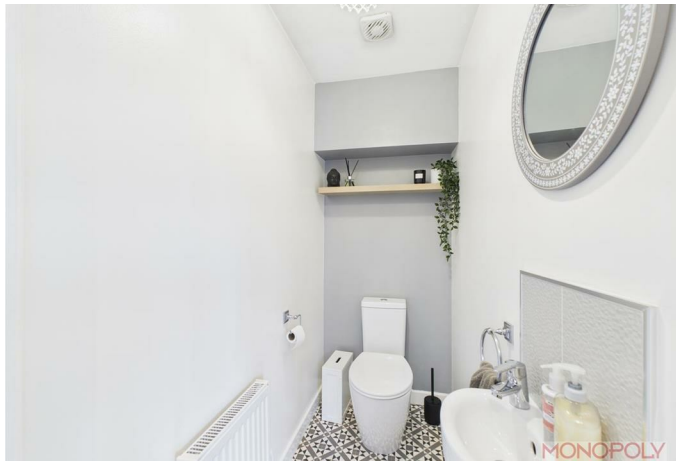
MONEY LAUNDERING REGULATIONS 2003

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



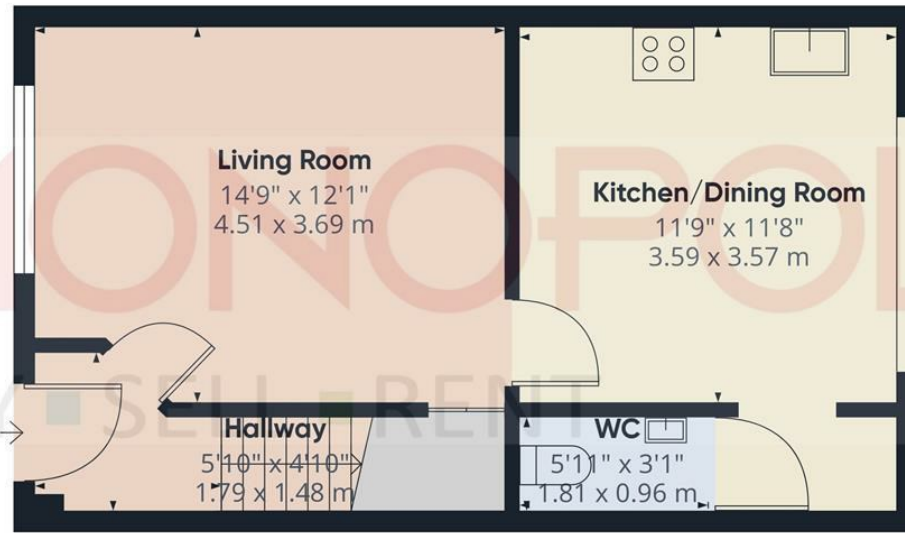


Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution 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 details must therefore be taken as a guide only.

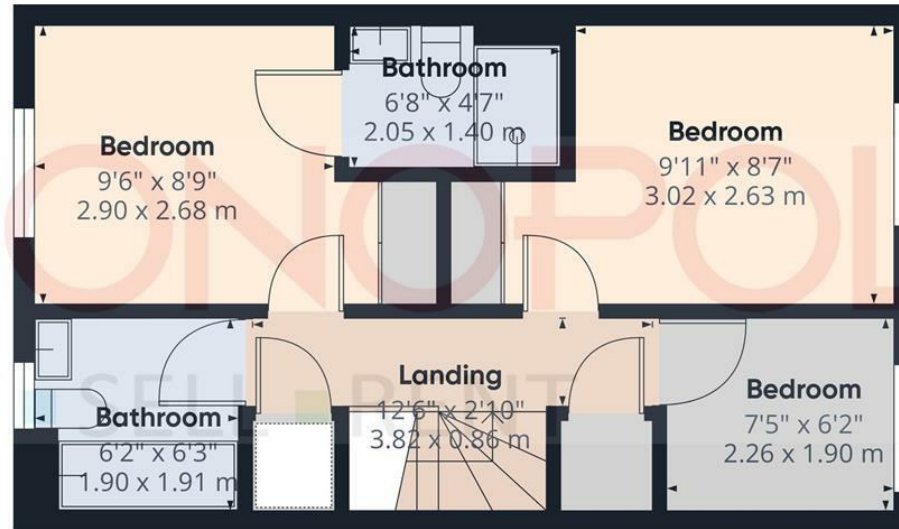
Key Property Facts

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





Ground Floor



Floor 1

Approximate total area⁽¹⁾

761 ft²
70.8 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.

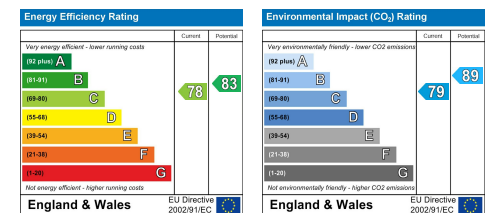
GIRAFFE360

MONEY LAUNDERING REGULATIONS 2003

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.





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

MONOPOLY
BUY ■ SELL ■ RENT