



117

Wrexham | | LL13 9JY

£205,000

MONOPOLY
BUY ■ SELL ■ RENT



117

Wrexham | | LL13 9JY

Located on the desirable Mile Barn Road in Wrexham, this charming Two-Bedroom semi-detached bungalow offers a perfect blend of comfort and convenience. The property features a welcoming reception room, ideal for relaxation or entertaining guests. With two well-proportioned bedrooms, this home is perfect for small families, couples, or those looking to downsize.

The bungalow boasts a good-sized garden to the rear, providing an excellent outdoor space for gardening enthusiasts or for enjoying sunny afternoons with family and friends. The property is equipped with gas central heating, ensuring warmth and comfort throughout the colder months.

Parking is a breeze with space available for two vehicles, making it an ideal choice for those with multiple cars. Located in a sought-after area, this bungalow is close to local amenities, schools, and transport links, making it a practical choice for everyday living.

This delightful property presents a wonderful opportunity for anyone seeking a peaceful yet accessible home in Wrexham. Don't miss the chance to make this lovely bungalow your own.

- TWO BEDROOM
- SEMI DETACHED BUNGALOW
- NO ONWARD CHAIN
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- VIEWING HIGHLY RECOMMENDED
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING
- GOOD SIZED REAR GARDEN



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed and frosted door which leads into the entrance hallway.

ENTRANCE HALLWAY

With laminate flooring, single panel radiator, storage cupboard housing gas central heating boiler, further storage cupboard, access to the loft space.

LOUNGE/DINER

17'6" x 9'11" (5.35m x 3.04m)

Comprising of a UPVC Double glazed window to the front with single panel radiator beneath, laminate flooring, Adam style fire surround with electric fire inset, coved ceiling.

KITCHEN

10'2" x 8'7" (3.10 x 2.62m)

Fitted kitchen comprising of a range of wall and base cupboards with complementary worktop surfaces, incorporating one and half bowl stainless steel sink unit with mixer tap, space for cooker, space for fridge/ freezer, plumbing for washing machine, single panel radiator, UPVC Double glazed and frosted door to the rear, UPVC Double glazed window to the rear, tiled floor.

BEDROOM ONE

12'0" x 9'11" (3.68m x 3.04m)

With UPVC Double glazed window to the rear, single panel radiator, carpeted flooring.

BEDROOM TWO

10'0" m x 8'7" (3.07 m x 2.62m)

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

BATHROOM

6'11" x 5'5" (2.11 x 1.67)

Comprising of panel enclosed bath with shower over, pedestal wash hand basin, dual flush low level w.c., ladder style radiator, UPVC Double glazed and frosted window to the side, fully tiled walls, and tiled floor.

OUTSIDE TO THE FRONT

The property has a driveway to the front, providing off-road parking for two vehicles and which extends to the side via gated access. Also to the front you will find an area of lawned garden with mature hedges to the boundaries.

OUTSIDE TO THE REAR

The garden which is of easy maintenance is accessed via a gate from the side driveway and which extends to the side and rear gardens. The rear garden are fully enclosed by panel enclosed fencing and hedges. There is an area of lawn, with a paved patio

seating area and also hardstanding area ready for a garden room. There is also a garden shed and it is not directly overlooked.

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.







Approximate total area⁽¹⁾

586 ft²
54.4 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.

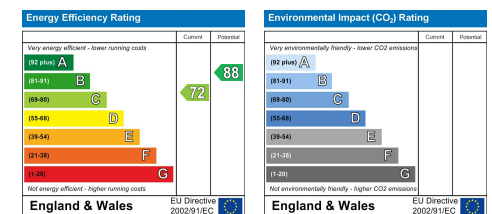
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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