



81

Wrexham | LL13 9EG

Offers In Excess Of £300,000

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A beautifully presented 3/4 bedroom detached property located on the outskirts of Wrexham city centre. This fantastic property has been sympathetically refurbished throughout to produce a modern, well appointed family home and really must be viewed to be fully appreciated. The property offers spacious and well presented living accommodation to include a brand new fitted kitchen and family bathroom, re-decoration throughout as well as having a generous well maintained rear garden and driveway to the front providing ample off road parking. Located close to Wrexham city centre there are numerous local amenities close to hand as well as more local shops, schools and has excellent access to the A483 for commuting. In brief the property comprises of; hallway, downstairs w.c, lounge, dining room, kitchen, utility room and sitting room to the ground floor and 3 bedrooms and family bathroom to the first floor.

- A beautifully presented 3 bedroom detached family home
- Totally refurbished throughout
- Brand new, well appointed kitchen and bathroom
- Open plan kitchen/dining room
- Extra reception room to the ground floor
- Good size rear garden
- Ample off road parking to the front
- Popular residential location



Hallway

A wide hallway with mosaic tile effect flooring, door to under stairs storage cupboard, stairs off to the first floor with chrome and wood balustrade.

Downstairs w.c

Fitted with a low level w.c, wash hand basin with vanity unit under, double glazed window.

Lounge

Beautifully presented with a bow bay window to the front, wood effect flooring, attractive central fireplace with living flame gas fire inset, opening into the kitchen/dining room area.

Kitchen/Dining room

An open plan kitchen dining room, superbly appointed with a brand new fitted kitchen offering a full range of attractive wall, drawer and base units, wood effect working surface with inset stainless steel sink and drainer, built in electric oven, 4 ring electric hob, stainless steel splash back, stainless steel extractor fan, integrated washing machine, double glazed window, door off to the rear garden, wood effect flooring, double glazed sliding doors off to the rear garden.

Utility Room

With wood effect work top, space for a dryer, wood effect flooring, double glazed window, door to the sitting room.

Sitting Room/Bedroom 4

Being versatile in it's use making a superb extra living space either as another reception room or potentially as another bedroom, with wood effect flooring, double glazed window to the front.

First Floor Landing

With carpeted flooring, access to the loft space.

Bedroom 1

Spacious and well presented with a double glazed window to the rear, carpeted flooring, doors to a useful built in storage cupboard.

Bedroom 2

A good size bedroom with 2 double glazed windows, carpeted flooring.

Bedroom 3

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

Bathroom

Beautifully appointed with a low level w.c, wash hand basin with vanity unit under, deep, freestanding bath with shower head attachment, large walk in shower with dual shower heads, mosaic tile effect flooring, double glazed window, 'easy clean' panelled walls.

Rear Garden

A good size, well maintained garden with a raised paved patio with steps down to a shaped lawn with 2 further patio areas. There is gated access to the front of the property.

Front

To the front of the property is a gravelled driveway providing ample off road parking.

Important Information

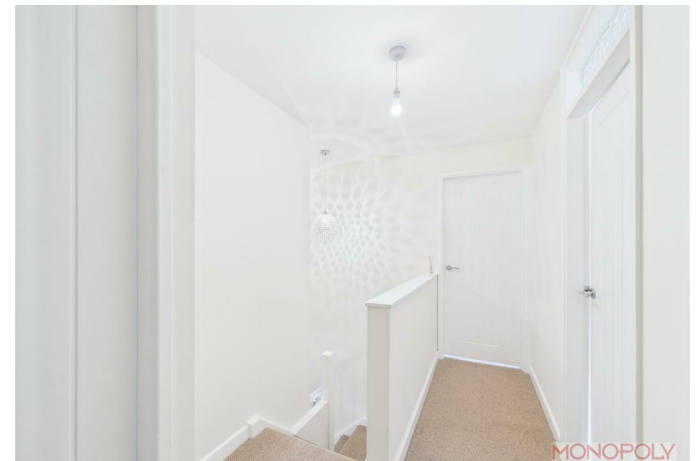
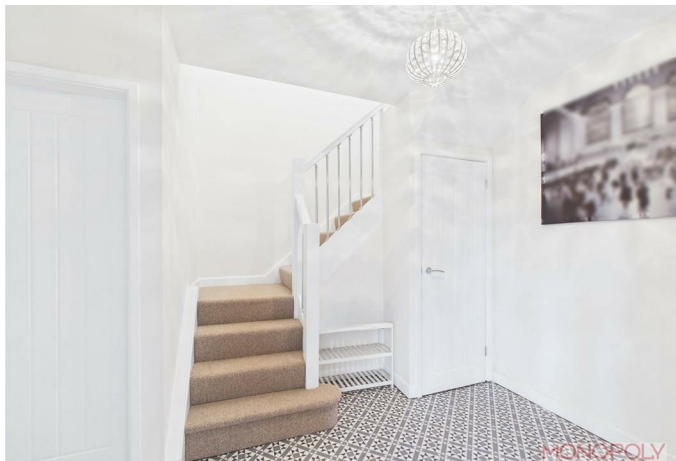
MONEY LAUNDERING REGULATIONS 2003

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 can be seen via the web links from which ever property portal the property is viewed.







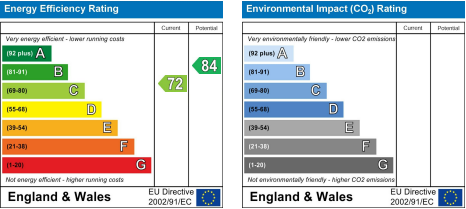


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