



99

Wrexham | | LL12 8JP

£290,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT

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Located in the Sought after area of Ffordd Llywelyn, Wrexham, this charming Three-bedroom extended Detached house offers a perfect blend of comfort and convenience. Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The property boasts a delightful conservatory, providing a bright and airy space to enjoy the garden views throughout the year.

The kitchen and dining area are perfect for family meals, while the Three bedrooms offer ample space for rest and privacy. The bathroom is conveniently located to serve all bedrooms, ensuring ease of access for family and guests alike.

This home is equipped with gas central heating, ensuring warmth and comfort during the colder months.

Additionally, the property features off-road parking for up to three vehicles, along with a garage, providing ample space for your vehicles and storage needs.

Situated in a sought-after location, this property is close to local amenities, schools, and parks, making it an ideal choice for families and professionals alike. With its attractive features and prime location, this extended detached house is a wonderful opportunity for those seeking a new home in Wrexham. Don't miss the chance to make this delightful property your own.

- THREE BEDROOM EXTENDED DETACHED HOUSE
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- CONSERVATORY
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GARAGE
- SUMMER HOUSE



#### ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed door which gives access to the Entrance Porch.

#### ENTRANCE PORCH

With UPVC Double glazed window to the front and door to the Lounge/Dining room.

#### LOUNGE/DINING ROOM

23'3" x 13'0" (7.11m x 3.97m)

With UPVC Double glazed window to the front, feature fireplace with log effect electric fire inset, coved ceiling.

#### DINING AREA

UPVC Double glazed window to the conservatory, radiator, coved ceiling, door to the kitchen.

#### KITCHEN/UTILITY ROOM

14'4" x 11'10" (4.37m x 3.62m)

Comprising of a range of wall and base cupboards with complementary work top surface, incorporating double drainer sink unit with mixer tap, space for cooker, with extractor hood above Integral fridge, tiled floor, tiled walls, radiator, plumbing for dishwasher, breakfast bar, plumbing for washing machine, UPVC Double glazed window to the rear, UPVC Double glazed door to the conservatory.

#### CONSERVATORY

10'9" x 9'4" (3.29m x 2.85m)

With UPVC Double glazed windows, UPVC Double glazed French style doors to the rear garden, laminate flooring.

#### INNER HALLWAY

With staircase rising off to the first floor accommodation, understairs cupboard

#### FIRST FLOOR LANDING AREA

With UPVC Double glazed window to the side, access to the loft space, doors off to the bedrooms and bathroom.

#### BEDROOM ONE

11'10" x 11'5" (3.63m x 3.50m)

UPVC Double glazed window to the front with single panel radiator beneath, built in wardrobes, drawer units and storage over bed, carpeted flooring.

#### BEDROOM TWO

12'10" x 9'6" (3.93m x 2.91m)

UPVC Double glazed window to the rear with single panel radiator beneath, built in wardrobes with drawer units and storage over bed

#### BEDROOM THREE

7'11" x 6'9" (2.43m x 2.07m)

With UPVC Double glazed window to the front with single panel radiator beneath, built in wardrobes, drawer units with storage over bed.

#### FAMILY BATHROOM

8'0" x 4'10" (2.44m x 1.49m)

Comprising of panel enclosed bath with shower over, wash hand basin set in a vanity cupboard, single panel radiator, UPVC Double glazed

and frosted window to the side fully tiled walls, airing cupboard housing gas central heating, boiler

#### SEPARATE W.C.

With low level w.c., fully tiled walls, UPVC Double glazed and frosted window to the side.

#### OUTSIDE TO THE FRONT

With Patterned concrete driveway to the front with off road parking for two to three vehicles and leading to the single garage. The garden itself is laid with decorative stone and there is a gated access to the side and rear garden.

#### OUTSIDE TO THE REAR

Paved rear garden for easy maintenance with raised borders with decorative stone. The garden is made private with wooden fencing to the boundary and there is a summer house.

#### 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

#### MORTGAGES

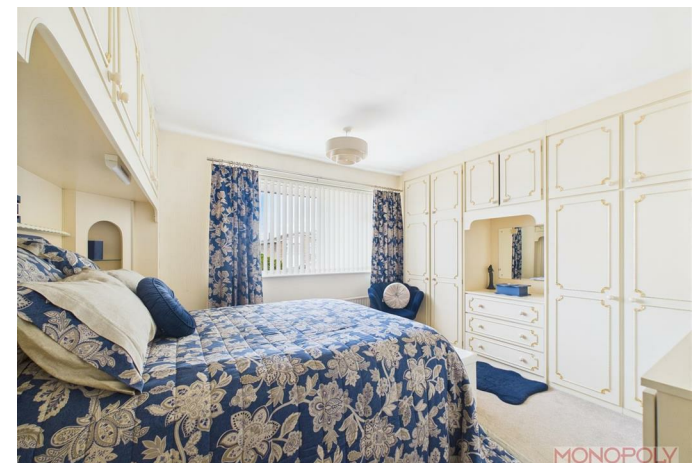
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

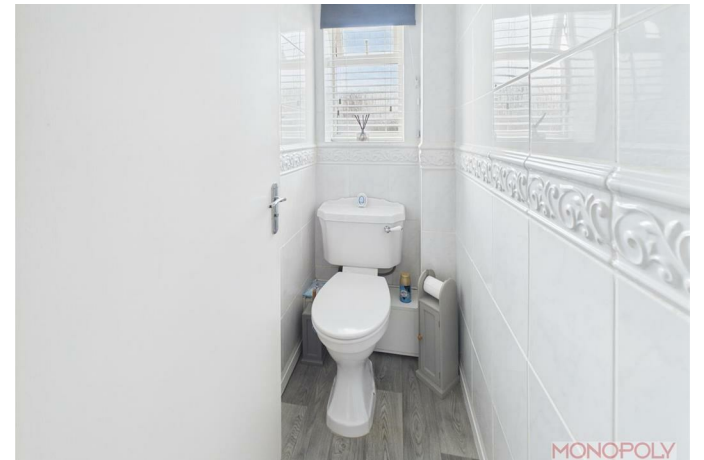
Please remember that you should not borrow more than you can safely afford.

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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Energy Efficiency Rating			
Rating	Current	Future	Passive
Very energy efficient - lower running costs A			
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs G			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating			
Rating	Current	Future	Passive
Very environmentally friendly - lower CO <sub>2</sub> emissions A			
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions G			
England & Wales	EU Directive 2002/91/EC		



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