

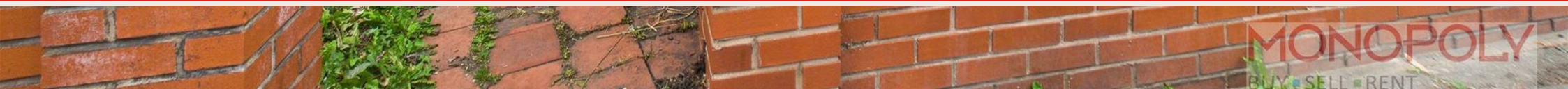


34

Wrexham | | LL13 7TL

£126,500

MONOPOLY
BUY ■ SELL ■ RENT



34

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Located within walking distance of Wrexham City Centre, this two-bedroom property is an excellent opportunity for first-time buyers or investors. The accommodation briefly comprises an entrance hall, lounge, sitting/dining room, galley-style kitchen, utility area, and a downstairs bathroom. To the first floor, there is a landing area leading to two double bedrooms. Externally, the property benefits from a rear courtyard. Situated on Bradley Road, the property is ideally placed for a wide range of amenities including shops, schools, eateries, and medical centres, with Wrexham Maelor Hospital close by. Both train stations and the main bus station are within walking distance, offering excellent transport links for commuters.

- TWO DOUBLE BEDROOM TERRACE PROPERTY
- ENTRANCE HALL
- TWO RECEPTION ROOMS
- KITCHEN AND UTILITY AREA
- DOWNSTAIRS BATHROOM
- REAR COURTYARD AREA
- WALKING DISTANCE TO CITY CENTRE
- IDEAL FOR FIRST TIME BUYER/INVESTORS



Entrance Hall

UPVC double glazed door leading into entrance hall with panelled radiator, ceiling light point and carpet flooring. Doors leading into front lounge and sitting/dining room.

Lounge

UPVC double glazed window to the front elevation. Carpet flooring, ceiling light point and panelled radiator.

Dining/Sitting Room

UPVC double glazed window to the rear elevation. Electric fire with wooden surround and tiled hearth. Door to under-stairs storage cupboard with shelving and light. Ceiling light point, carpet flooring and panelled radiator. Stairs rising to first floor and door into kitchen.

Kitchen

Housing a range of wall, drawer and base units with complimentary work surface over. Space for all appliances including cooker, fridge/freezer, slimline dishwasher and washing machine. Fitted extractor above cooking area. 1.5 stainless steel sink area with drainer and mixer tap. Ceiling light point, panelled radiator, splash-back tiling, access to loft space, vinyl flooring and uPVC double glazed window to rear/side elevation. Opening into utility.

Utility

Housing a range of wall and base units with work surface. Space for tumble dryer. Ceiling light point, vinyl flooring, door into bathroom and uPVC double glazed frosted door to side/rear.

Bathroom

Three piece suite comprising low-level WC, wash hand basin sat in a vanity unit and panelled bath with electric shower over. Wooden laminate flooring,

ceiling light point, heated towel rail, tiled walls, extractor and frosted double glazed window to the side elevation.

Landing Area

Airing cupboard housing shelving and water cylinder. Carpet flooring, ceiling light point and doors off to bedrooms.

Bedroom One

UPVC double glazed window to the front elevation. Vinyl flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window to the front elevation. Cupboard with shelving. Carpet flooring, ceiling light point and panelled radiator.

Outside

To the rear there is a courtyard area with a timber gate leading to a right of way path. There are walls to the boundary.

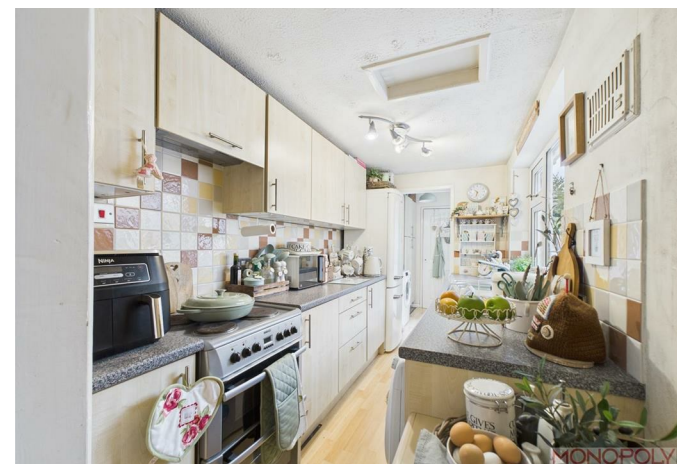
Important Information

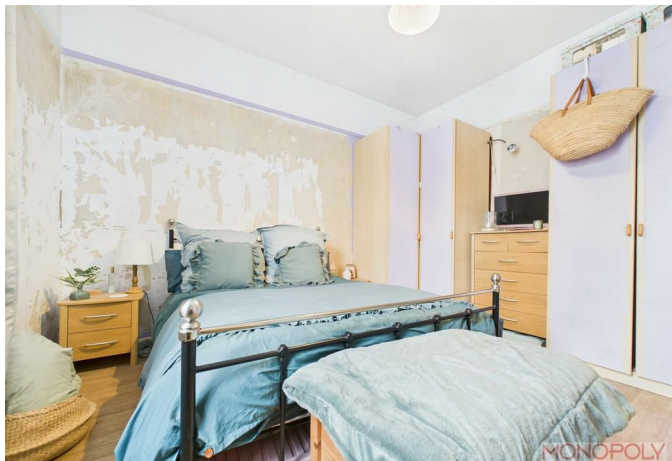
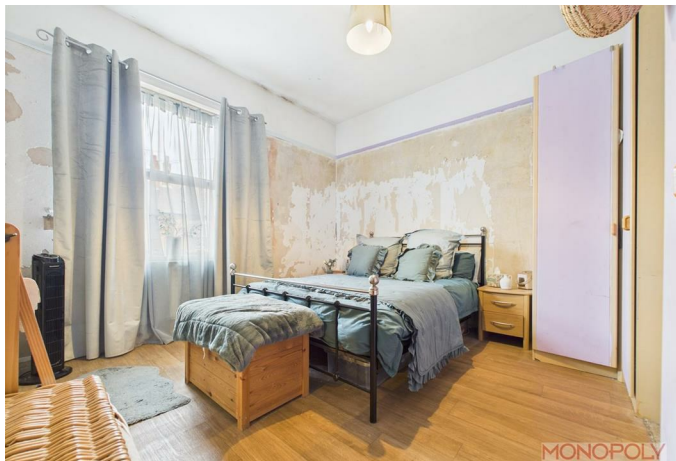
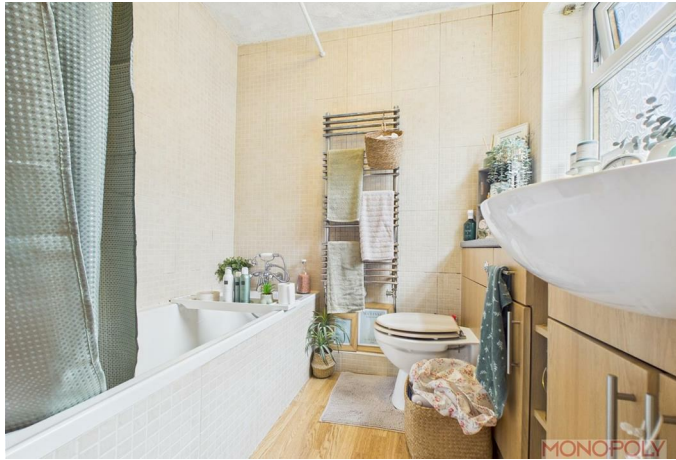
MONEY LAUNDERING REGULATIONS 2003

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

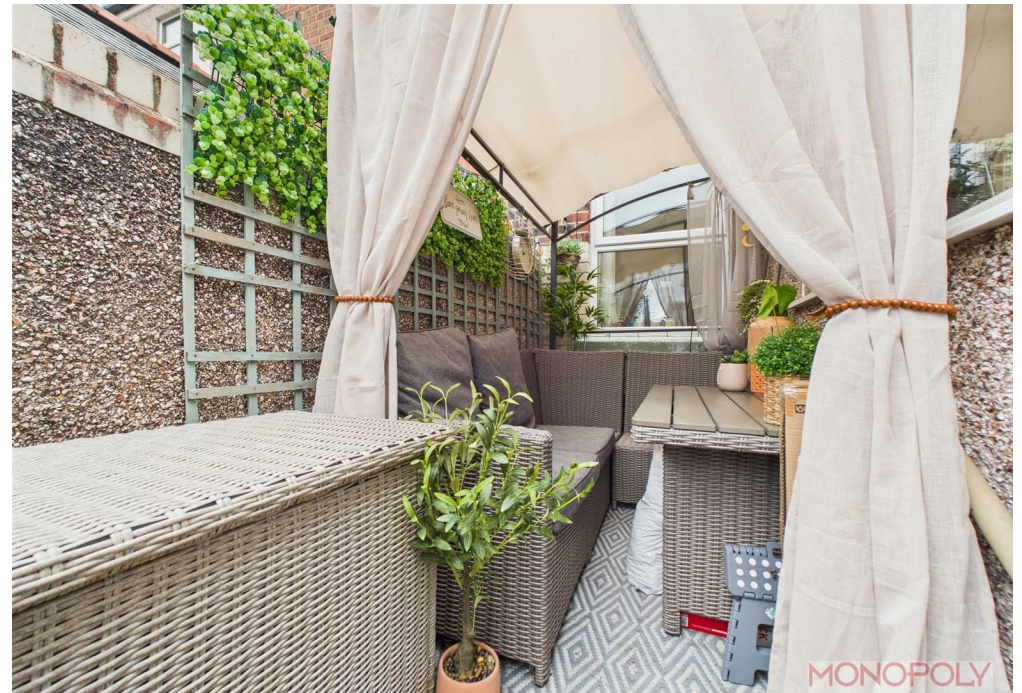




availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is 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.

Additional Information

The vendor has advised the boiler is not in working order currently.



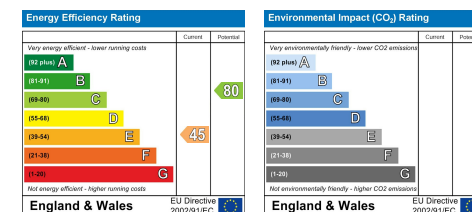


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