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Wrexham | | LL11 2JD

£245,000

MONOPOLY
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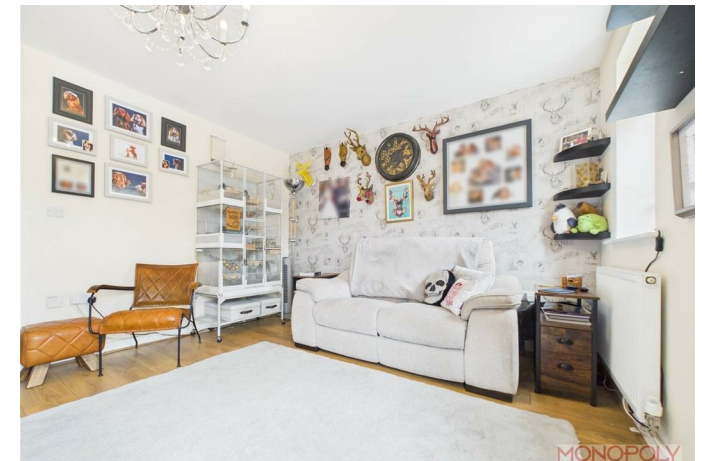
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Located in the desirable Brunswick Court area of Wrexham, this charming Three-Bedroom Detached house offers a perfect blend of comfort and convenience. With its prime location, residents will enjoy easy access to the vibrant City centre, making it an ideal choice for those seeking both tranquillity and urban amenities.

Upon entering the property, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The house boasts three well-proportioned bedrooms, ensuring ample space for families or those who appreciate extra room for guests or a home office. The master bedroom features a convenient en suite shower room, adding a touch of luxury and privacy. In addition to the well-designed living spaces, this property includes two modern bathrooms, catering to the needs of a busy household. The off-road parking accommodates up to three vehicles, providing ease and security for residents and visitors alike. Furthermore, the detached garage offers additional storage options or the potential for a workshop, enhancing the property's versatility. This delightful home is not only well-appointed but also situated in a great location, making it a rare find in Wrexham. Whether you are a first-time buyer, a growing family, or looking to downsize, this property presents an excellent opportunity to enjoy comfortable living in a sought-after area. Do not miss the chance to make this lovely house your new home.

- THREE BEDROOM DETACHED HOUSE
- ENTRANCE HALLWAY AND DOWNSTAIRS WC
- EN SUITE SHOWER ROOM
- GREAT LOCATION
- GAS CENTRAL HEATING WITH HIVE
- UPVC DOUBLE GLAZING
- DETACHED GARAGE
- GOOD SIZED GARDEN TO REAR
- MODERN KITCHEN/DINING AREA
- SPACIOUS LOUNGE



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a Composite double glazed door which leads into the entrance hall.

ENTRANCE HALLWAY

With laminate flooring, staircase rising off to the first floor accommodation, radiator, understairs storage cupboard, doors off to lounge and kitchen/diner.

DOWNSTAIRS CLOAKROOM

Comprising of a dual flush low level w.c., wash hand basin, laminate flooring, UPVC Double glazed and frosted window to the front and radiator.

KITCHEN/ DINING ROOM

Nicely presented fitted kitchen comprising of a range of wall, base and drawer units with complementary worktop surfaces, incorporating one and half bowl stainless steel sink unit with mixer tap, built in four ring gas hob, electric oven/grill, with stainless steel canopy extractor hood over, tiled floor, cupboard housing the gas central heating boiler, double glazed and frosted composite door to the side, UPVC Double glazed window to the front, radiator.

LOUNGE

Good sized room with UPVC Double glazed French style doors to the rear garden, laminate flooring, UPVC Double glazed window to the rear with radiator beneath.

FIRST FLOOR LANDING AREA

With UPVC Double glazed window to the side, access to the loft space with pull down ladder, airing cupboard, doors off to the bedrooms and bathroom.

BEDROOM ONE

UPVC Double glazed window to the rear with radiator beneath, carpeted flooring, door to the en suite shower room

EN SUITE SHOWER ROOM

Comprising of a shower enclosure, pedestal wash hand basin, dual flush low level w.c., UPVC Double glazed and frosted window to the side, radiator, extractor fan.

BEDROOM TWO

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

BEDROOM THREE

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

BATHROOM

With panel enclosed bath, dual flush low level w.c., pedestal wash hand basin, electric shaver point, UPVC Double glazed and frosted window to the side, extractor fan, Chrome ladder style radiator, splashback tiling.

OUTSIDE TO THE FRONT

Driveway to the front offering off road parking for two to three vehicles, which leads to the detached single garage with up and over door. Garden area to the front with some mature shrubs and paved pathway to the front entrance door.

OUTSIDE TO THE REAR

The good sized rear garden is paved for easy maintenance and is enclosed with panel enclosed fencing and feature brick wall to boundaries. There is also a rear access door to the garage.

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

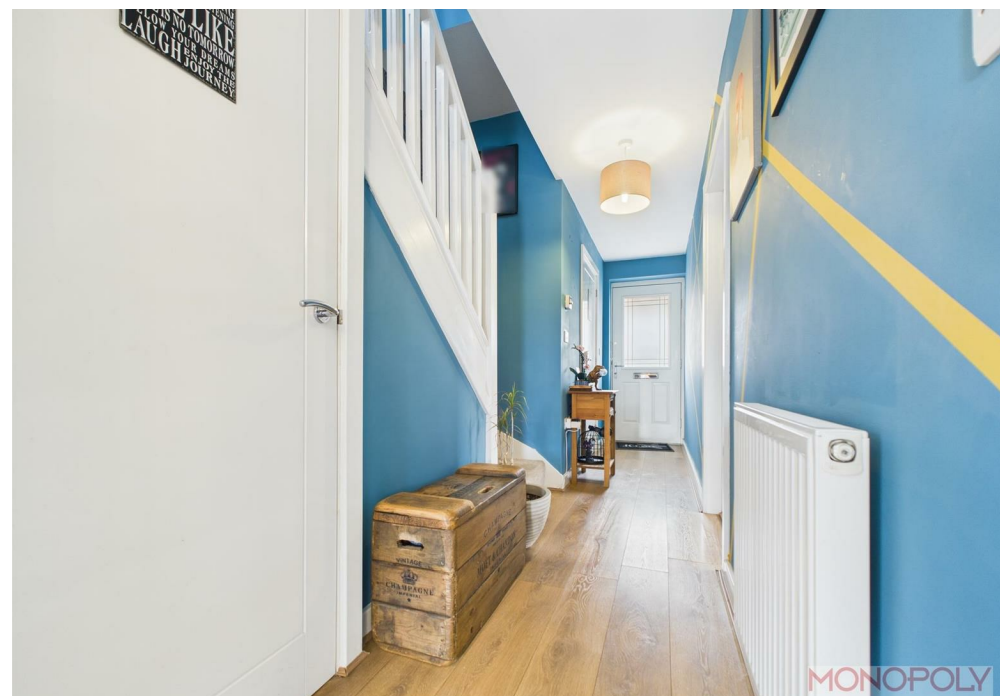
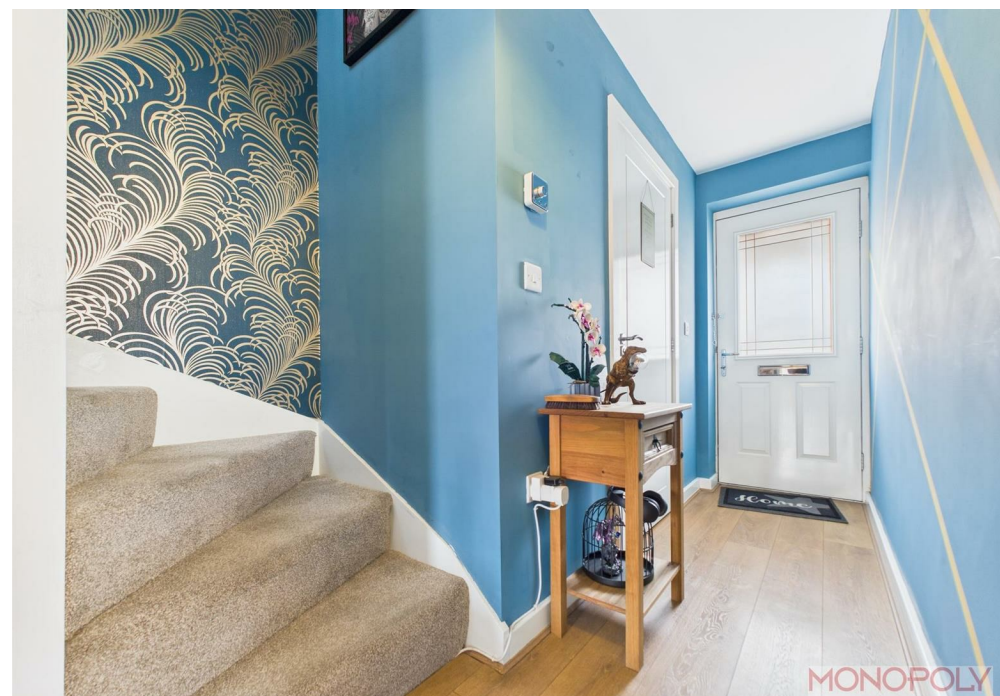
MORTGAGES

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 Material information for buyers in Web Link.





Floor 1



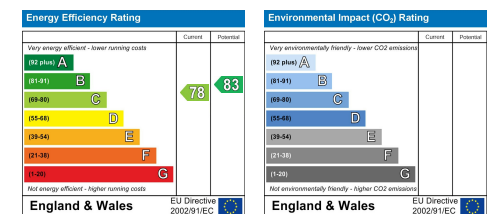
Floor 1

934 ft²
86.8 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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