



114

Wrexham | LL13 7PY

£145,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



MONOPOLY[®]
BUY ■ SELL ■ RENT

114

Wrexham | | LL13 7PY

Situated within easy walking distance of Wrexham City Centre, this three-bedroom terraced home is offered to the market for sale with no onward chain. The accommodation briefly comprises an entrance hallway, living room, dining room, kitchen, and a ground-floor bathroom with separate WC. To the first floor, a landing gives access to three well-proportioned bedrooms. Externally, there are courtyard areas to the front and rear, together with a lawned garden and a useful brick-built store. While the property would benefit from some modernisation, it presents an excellent opportunity for first-time buyers or investors alike. Located on Ruabon Road, the property is close to a wide range of city centre amenities, including shops, schools, and leisure facilities. Erddig National Trust is within walking distance, offering scenic countryside walks, while the nearby A483 provides superb road links to Chester, Oswestry, and beyond.

- THREE BEDROOM TERRACED HOME
- WALKING DISTANCE TO WREXHAM CITY CENTRE
- ENTRANCE HALLWAY
- TWO RECEPTION ROOMS
- KITCHEN
- DOWNSTAIRS BATHROOM
- LANDING AREA AND THREE BEDROOMS
- GARDENS FRONT AND REAR
- NO ONWARD CHAIN
- EXCELLENT TRANSPORT LINKS



Entrance Hall

UPVC double glazed door leads into entrance hallway with tiled floor, panelled radiator, stairs to first floor, doors to living room and dining room.

Living Room

Wooden glazed bay window to the front elevation. Alcoves with shelving, carpet flooring, panelled radiator and ceiling light point.

Dining Room

Window to the rear, tiled flooring, ceiling light point, panelled radiator and door into kitchen.

Kitchen

Housing a range of wall, drawer and base units with complimentary work surface over. Space for appliances including cooker, washing machine and fridge. Stainless steel sink unit with mixer tap over. Door into under stair storage cupboard with light and power sockets. Tiled flooring, splash-back tiling, panelled radiator, ceiling light point, uPVC window to rear elevation and uPVC double glazed door to rear. Door leading into bathroom.

Downstairs Bathroom

Two piece suite comprising pedestal wash hand basin and panelled bath with electric shower over. Tiled floor, tiled walls, ceiling light point and frosted window to rear. Door leading to WC.

Separate WC

Low level WC, panelled radiator, tiled floor, ceiling light point and frosted window to rear.

Landing Area

Carpeted stairs, access to loft, ceiling light point and doors to bedrooms.

Bedroom One

Two windows to the front elevation, carpet flooring, panelled radiator and ceiling light point.

Bedroom Two

Window to the rear, cupboard housing boiler, carpet flooring, panelled radiator and ceiling light point.

Bedroom Three

Window to the rear, carpet flooring, ceiling light point and panelled radiator.

Outside

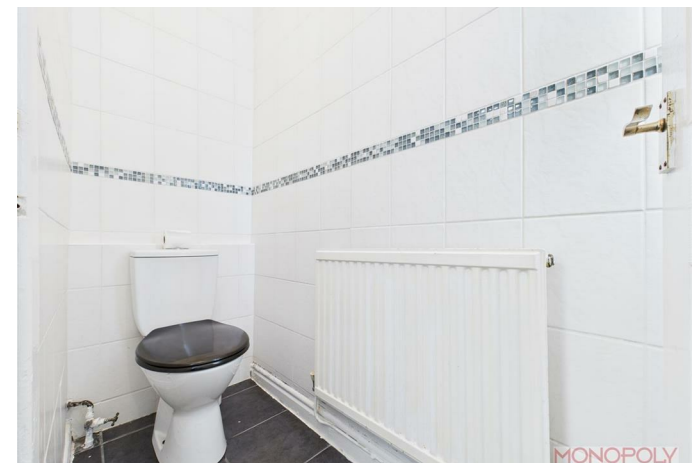
To the front there is a courtyard and path leading to the entrance. To the rear there is a courtyard and brick built store. There is a timber gate leading to a lawned garden area. There is a right of way path either side. To the boundary there are brick walls and fence panels for added privacy and security.

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

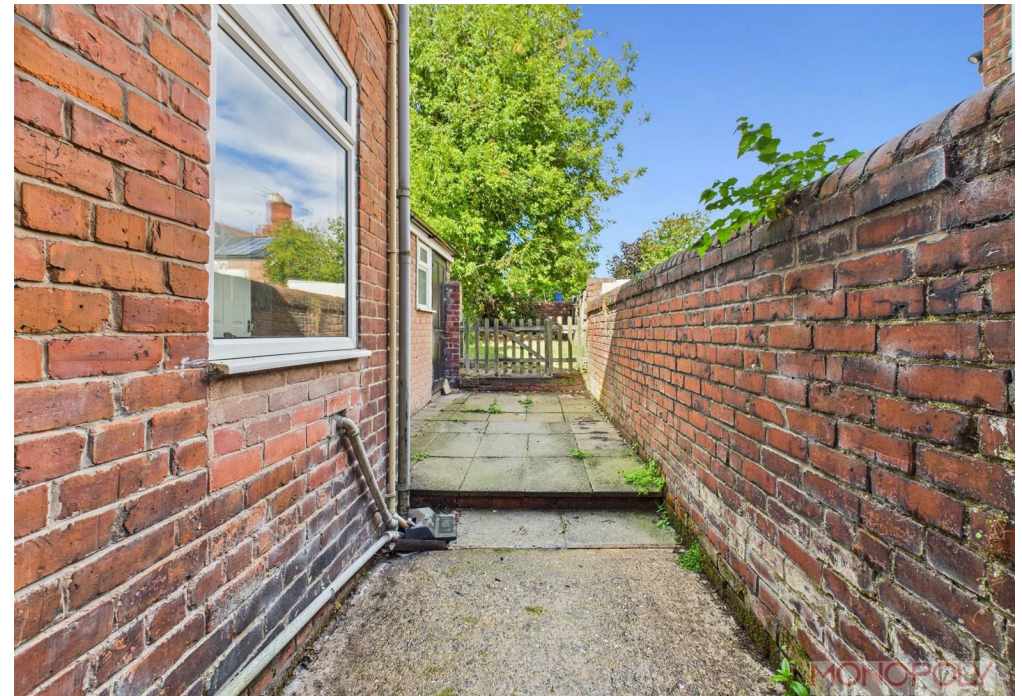




advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

Additional Information

The property has recently had a new roof. The Wrexham Council Tax band is C.



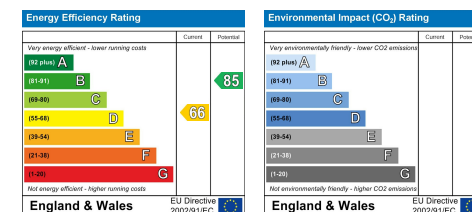


MONEY LAUNDERING REGULATIONS 2003

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