



23

Wrexham | Wrexham | LL11 4SX

£220,000

**MONOPOLY**  
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Situated in the popular residential development of The Meadows in Gwersyllt is this well-presented three bedroom semi-detached family home, offered for sale with the added benefit of no onward chain. In brief, the property comprises an entrance hall, kitchen/breakfast room and a spacious lounge/dining area to the ground floor. To the first floor there is a landing, three bedrooms and a family bathroom. Externally, the home enjoys a decorative stone driveway with parking for two to three vehicles, access to a garage, and a pleasant landscaped rear garden providing a mix of lawn, patio and seating areas.

The Meadows is a sought-after residential area in Gwersyllt, ideally positioned close to a wide range of local amenities including supermarkets, schools, cafés, leisure facilities and Gwersyllt train station. Excellent road links via the A483 provide easy access to Wrexham City Centre, Chester and beyond, while the nearby countryside offers walking routes and outdoor leisure opportunities.

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- ENTRANCE HALL
- KITCHEN/BREAKFAST ROOM
- LOUNGE/DINING AREA
- MODERN BATHROOM
- INTEGRATED GARAGE
- DRIVEWAY FOR TWO/THREE VEHICLES
- LANDSCAPED GARDEN TO THE REAR
- NO ONWARD CHAIN
- SOUGHT AFTER RESIDENTIAL LOCATION



### Entrance Hall

UPVC double glazed door leads into the entrance hallway. Tiled floor, ceiling light point, stairs to first floor, door into lounge/dining and arch leading into kitchen.

### Lounge/Dining Room

UPVC double glazed French doors to rear garden and two uPVC double glazed windows to the rear and side. Door to under-stairs storage cupboard. Space for dining table. Two ceiling light points, wooden laminate flooring, and panelled radiator.

### Kitchen

Housing a range of wall, drawer and base units with complimentary work surface over. Space for appliances including cooker, extractor, dishwasher and fridge freezer. Composite sink unit with shower hose style mixer tap. Tiled flooring, breakfast bar, panelled radiator, tiled splashback, ceiling light point, door into garage, two uPVC double glazed windows to the front and side elevations.

### Landing Area

Access to partly boarded loft. Carpet flooring, ceiling light point, doors to three bedrooms and bathroom

### Bedroom One

Two uPVC double glazed windows to the front elevation. Two built in storage cupboards with one housing combination boiler and the other with shelving. Carpet flooring, ceiling light point and panelled radiator.

### Bedroom Two

UPVC double glazed window to the rear elevation. Built in storage cupboard with shelving. Finished with carpet flooring, ceiling light point and panelled radiator.

### Bedroom Three

UPVC double glazed window to the rear elevation. Finished with carpet flooring, ceiling light point and panelled radiator.

### Bathroom

Three piece suite comprising low-level WC, wash hand basin set on a vanity storage unit and panelled bath with mains dual hose shower over. Fully tiled walls and flooring, chrome heated towel rail, recessed LED lighting, extractor and uPVC double glazed window to the front elevation.

### Garage

Single integral garage with up and over door plus pedestrian access doors from the front of the property and from the kitchen. Space and plumbing for washing machine, power and lighting.

### Outside

To the front there is a decorative stone driveway with space for two/three vehicles. The main entrance is alongside the property along with a timber gate giving access to the rear. The rear garden area is south facing and has the added benefit of not being overlook from the rear. There is a paved patio area leading to an artificial lawn garden and further decked area. Steps lead up to a further raised garden area. There are fence panels to the boundary providing privacy and security along with an outside tap to the front and security lighting.

### Additional Information

The boiler has been serviced regularly and is located in the cupboard in bedroom one. There was a new bathroom fitted 5 years ago. Since residing in the property the owners have maintained and improved. The loft is partly boarded and there is no onward chain.

### Important Information

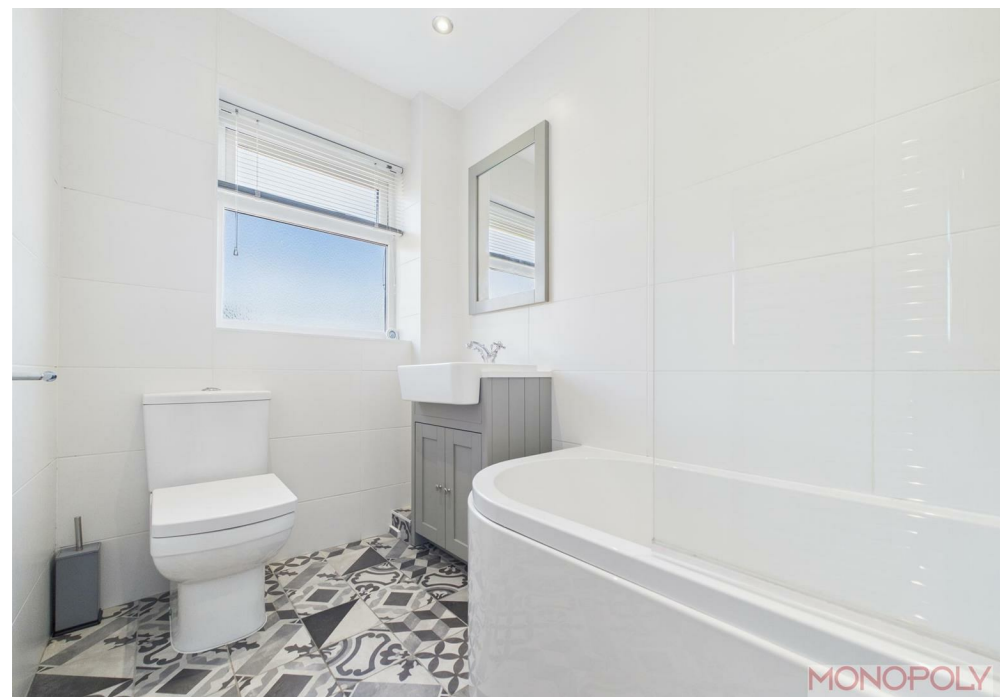






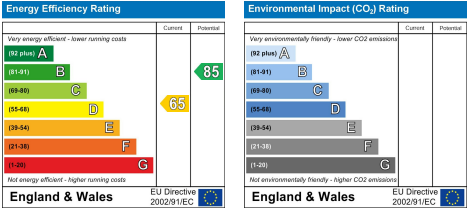
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.





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