



150

Wrexham | LL13 8TR

£115,000

MONOPOLY
BUY ■ SELL ■ RENT

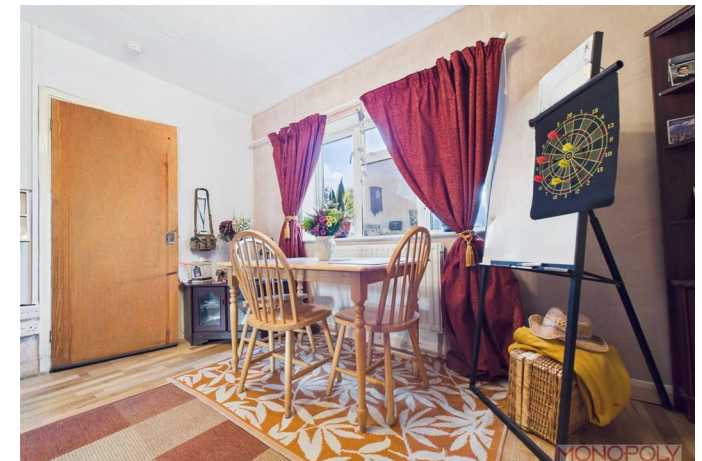


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Situated in the established residential area of Gwenfro is this three-bedroom mid-terrace family home, offering spacious accommodation and excellent potential for first-time buyers or investors. In brief, the property comprises an entrance hall, kitchen, and an open-plan living/dining area. To the first floor, there is a landing area giving access to three generous bedrooms and a family bathroom. Externally, there are lawned gardens to both the front and rear, along with a brick-built garden store. There is also ample on-street parking available nearby, including a cul-de-sac parking area to the rear. This property presents a fantastic opportunity to personalise and create a comfortable home tailored to your own taste. Gwenfro is a well-established residential location within easy reach of Wrexham City Centre, offering a wide range of local amenities including shops, supermarkets, schools, and healthcare facilities. The area is well served by public transport and enjoys excellent road links via the A483, providing easy access to Chester, Oswestry, and beyond. There are several nearby parks, playing fields, and primary schools, making it an excellent choice for families. A superb opportunity to acquire a spacious home in a convenient location with great potential to add value.

- THREE BEDROOM TERRACED HOME
- IDEAL FIRST TIME BUY
- ENTRANCE HALL
- KITCHEN
- OPEN PLAN LOUNGE/DINING ROOM
- GENEROUS BEDROOMS
- FAMILY BATHROOM
- CLOSE TO WREXHAM CITY CENTRE
- LAWNED GARDENS TO THE FRONT AND REAR
- BRICK BUILT GARDEN STORE



Entrance Hall

UPVC double glazed frosted door leads into entrance hall with wooden laminate flooring topped with carpet, under stairs storage cupboard, ceiling light point, panelled radiator, doors to kitchen and lounge/dining.

Kitchen

Housing a range of wall, drawer and base units with work surface over. Integrated appliances to include electric oven, hob and extractor above. Space for fridge and plumbing for washing machine. 1.5 composite sink unit with mixer tap. Finished with tiled flooring, panelled radiator, ceiling light point, in-cabinet lighting, extractor fan, cupboard housing combination boiler, uPVC double glazed window and door to the rear.

Living/Dining Room

Open plan area with uPVC double glazed window to the front and rear elevation. Electric fire with wooden surround, wooden laminate flooring, two panelled radiators, two ceiling light points and space for dining table.

Landing Area

Access to loft, panelled radiator, ceiling light point, carpet flooring, doors to bedrooms and bathroom.

Bedroom One

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

Bedroom Two

UPVC double glazed window to the rear elevation. Built in wardrobe with shelves and rail. Carpet flooring, panelled radiator and ceiling light point.

Bedroom Three

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

Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with electric shower over. Finished with vinyl flooring, ceiling light point, panelled radiator, fully tiled walls, extractor and uPVC double glazed window to the rear elevation.

Outside

There is a parking area to the rear with a gate giving access to the rear garden area, mainly comprising of a lawn area, paved patio and brick built garden store. There are various pathways leading around the property to the front where there is a gate, pathway and lawned garden area with hedging and fencing to the boundaries.

Additional Information

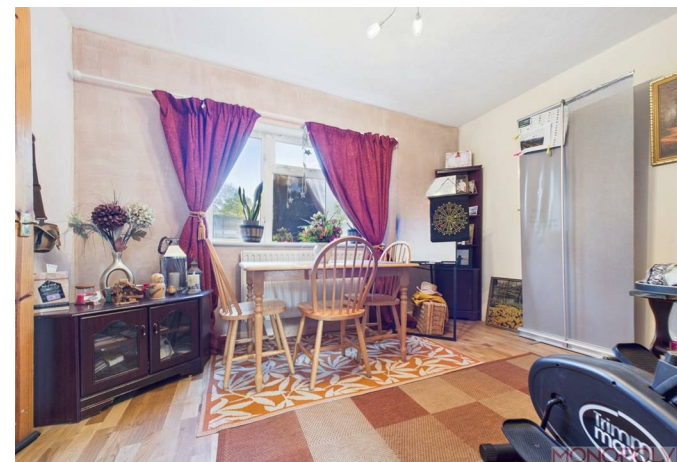
The present owners have been in the property for a number of years and have maintained the home during that time. The combination boiler was replaced in 2019 and has been serviced annually with certificates. There has been some re-plastering work completed inside with new windows a year ago. The loft is partly boarded.

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,



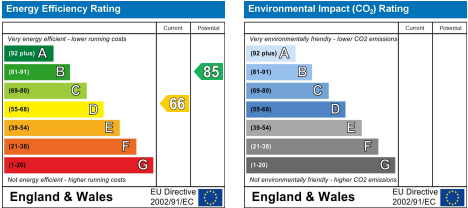


fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight 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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