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Wrexham || LL11 2TS

Offers In Excess Of £200,000

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Situated in a cul-de-sac location close to Garden Village is this well-presented two-bedroom home. In brief, the property comprises an entrance hallway, lounge with French style doors to the rear, and a modern kitchen/dining room to the ground floor. To the first floor there is a landing area, two double bedrooms, and a family bathroom. Externally, there are well-maintained gardens to the front and rear, along with a driveway providing off-road parking for two vehicles.

Castle Close is a quiet cul-de-sac in a popular residential area close to Garden Village, benefitting from a range of nearby amenities including shops, schools, and leisure facilities. The property is also within easy reach of Acton Park, offering picturesque walks, and has excellent road links via the A483, providing convenient access to Wrexham City Centre, Chester, and beyond.

- BEAUTIFULLY PRESENTED TWO BEDROOM SEMI-DETACHED HOME
- DOUBLE BEDROOMS
- MODERN BATHROOM
- MODERN KITCHEN/DINING
- LOUNGE WITH PATIO DOORS TO GARDEN
- REAR AND FRONT GARDEN
- DRIVEWAY
- SOUGHT AFTER VILLAGE LOCATION



Entrance Hallway

A welcoming entrance hallway with composite door with semi-circle window, window to side, radiator, non slip vinyl flooring, ceiling light point, stairs rising to first floor. Door leading into lounge.

Lounge

French style doors to the rear patio, under the stairs storage with window and power sockets, two ceiling light points, carpet flooring and panelled radiator.

Kitchen/Dining

Housing a range of gloss, soft close wall, draw and base units with complimentary solid marble effect work surface over. Integrated fridge freezer, double cooker with microwave above and additional warming plate under. Integrated slimline dishwasher, pull out pan drawers, four ring gas hob with extractor above. 1.5 stainless steel sink unit with cullender tray and mixer tap. Finished with brick style splash back tiles, non-slip vinyl, modern vertical radiator, two ceiling light points, French doors to back garden area and uPVC double glazed window to front elevation with blinds.

Landing Area

UPVC double glazed window to the front elevation with blinds. Carpet flooring, access to loft, doors to bedrooms and bathroom.

Bedroom One

UPVC double glazed window to front elevation. Airing cupboard with boiler and shelving, carpet flooring, radiator and ceiling light point.

Bedroom Two

UPVC double glazed window to rear. Panelled radiator, ceiling light point and carpet flooring.

Bathroom

Three-piece suite comprising a W.C, wash hand basin and panelled bath with dual hose rainfall mains shower over. Fully tiled walls, heated towel rail, LED fitted vanity mirror, extractor, uPVC double glazed window to front elevation. Tiled flooring and recessed LED lighting.

Outside

To the front, there is a lawn with shrubs and plants. To the side, there is a driveway providing ample space for parking and a path leading to front door. To the rear, the garden features a mix of paved patio areas along with decorative plants, shrubs and raised beds and a bark area. Brick steps lead down to a stoned area with a garden shed.

Important Information

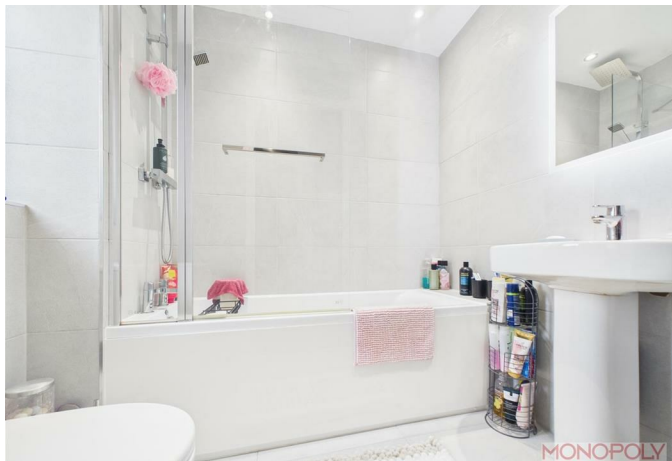
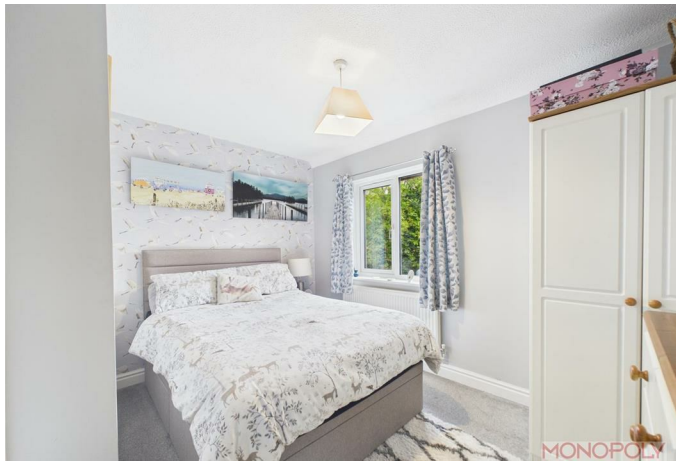
MONEY LAUNDERING REGULATIONS 2003

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



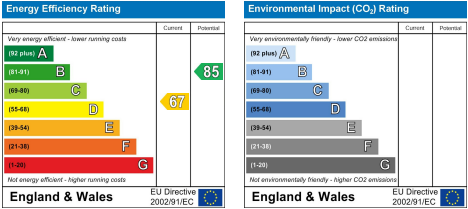


provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a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





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