



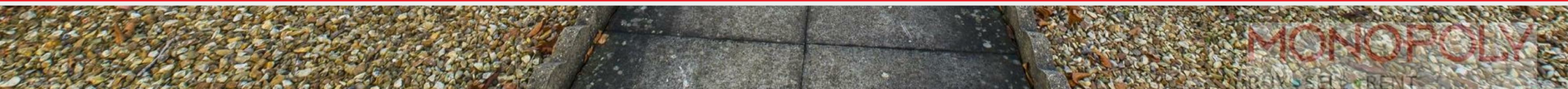
Kavistead

Wrexham || LL13 9AT

£179,999

MONOPOLY[®]

BUY ■ SELL ■ RENT

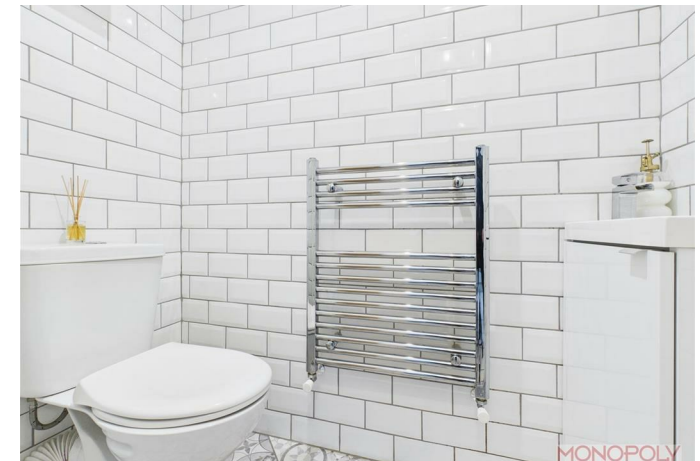


Kavistead

Wrexham | | LL13 9AT

Located on Hullah Lane in Wrexham, this delightful modern terraced house offers a perfect blend of comfort and convenience. Built in 2001, the property spans an inviting 658 square feet, making it an ideal choice for first-time buyers, small families or those looking to downsize. Upon entering, you are greeted by an entrance space open plan into the modern kitchen, wc, storage cupboard, a well-proportioned reception room and a conservatory, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a warm family gathering or a quiet evening in. The property boasts two comfortable bedrooms, ensuring a restful night's sleep for you and your guests. The stylish bathroom is thoughtfully designed, catering to your daily needs with ease. The layout of the house promotes a sense of flow, making it a welcoming space for both residents and visitors alike. One of the standout features of this property is the parking provision for two or three vehicles, a rare find in many urban settings. This added convenience allows for easy access and peace of mind. With its modern construction and practical amenities, this terraced house on Hullah Lane is not just a place to live, but a place to call home. Whether you are looking to invest in your first property or seeking a charming abode in Wrexham, this home presents an excellent opportunity. Do not miss the chance to make it yours.

- A WELL PRESENTED TWO BEDROOM TERRACE
- MODERN KITCHEN
- DOWNSTAIRS WC
- SPACIOUS LIVING ROOM
- CONSERVATORY
- STYLISH CONTEMPORARY SHOWER ROOM
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING



Entrance Hall

Tiled floor, composite front door, open plan to kitchen, doors to WC and storage cupboard.

Downstairs WC

Two piece suite comprising low-level WC and wash hand basin set on a storage unit. Fully tiled walls, chrome heated towel rail, extractor and ceiling light point.

Kitchen

Modern fitted range of wall and base units complementary worktops. Stainless steel sink/drainer mixer tap, space for washing machine. Integrated single oven, gas hob, extractor. Tiled flooring, ceiling light point and uPVC double glazed window to the front elevation.

Living Room

UPVC double glazed doors into conservatory, ceiling light point, wooden laminate flooring, wall mounted electric fireplace, panelled radiator and stairs to first floor.

Conservatory/Dining

Triple aspect conservatory with blinds, ceiling light point, wooden laminate flooring, panelled radiator and power sockets.

Landing Area

Ceiling light point, access to loft, carpet flooring, doors to bedrooms and bathroom.

Bedroom One

Two uPVC double glazed windows to the front elevation, housing a range of fitted wardrobes, carpet flooring, panelled radiator and ceiling light point.

Bedroom Two

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

Bathroom

Modern three piece suite comprising low-level WC, wash hand basin and double walk in, dual hose mains shower cubical with built in tiled shelving. Fully tiled walls, recessed LED lighting, shelf lighting, vertical radiator and extractor.

Outside

To the front there is a paved pathway, decorative stone frontage and established shrubberies and trees. There is a tarmac driveway to the side for parking. The rear garden area has steps leading up to a low-maintenance artificial lawn area with decorative stone to the border. There is a raised decking area, fence panels to the boundary and timber gate to the rear along a shared pathway.

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.

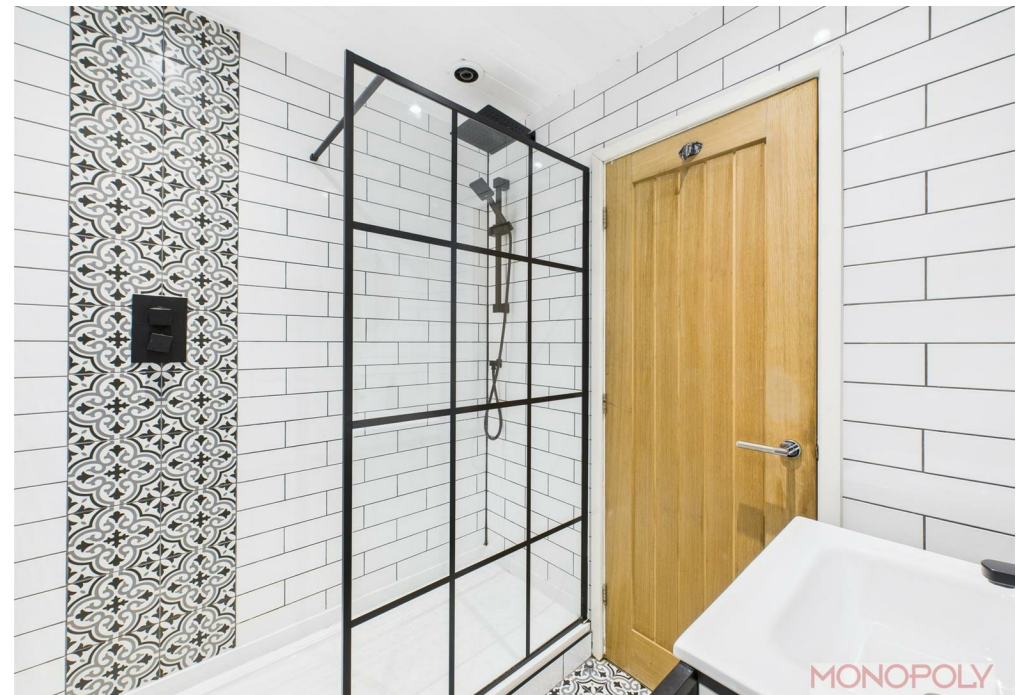
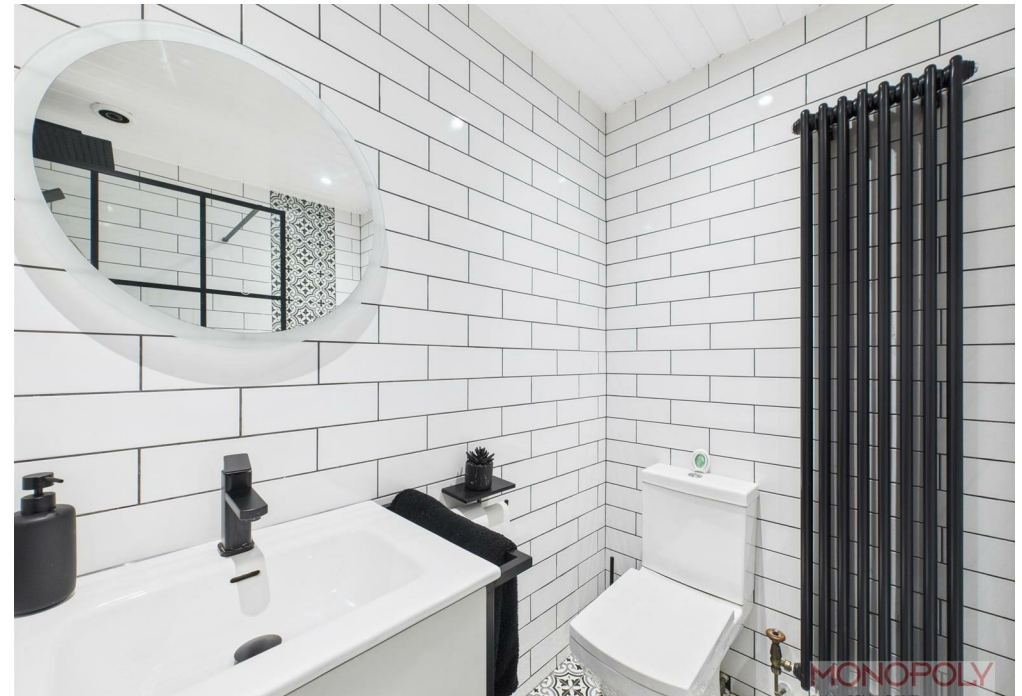
THE PROPERTY MISDESCRIPTIONS ACT 1991

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.



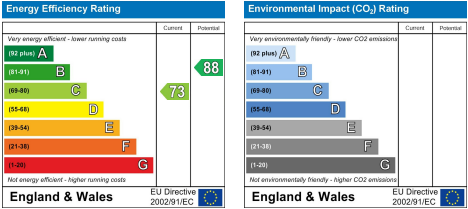


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