



6

Wrexham | | LL13 0AE

£215,000

**MONOPOLY**<sup>®</sup>

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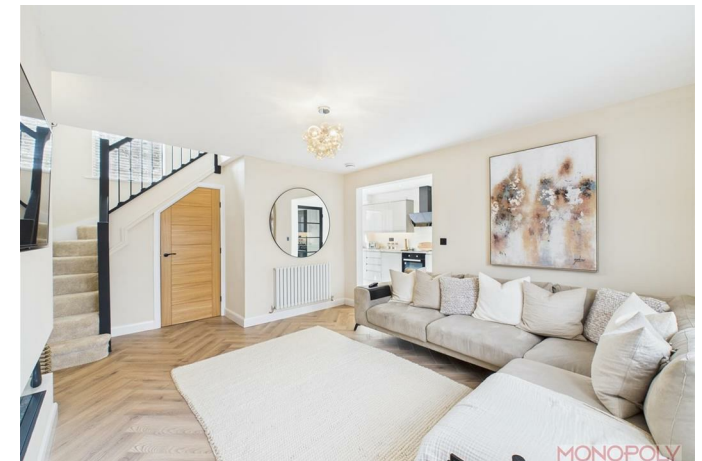
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# 6

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A stunning 2 bedroom, 2 bathroom mews property situated within the picturesque village of Worthenbury. This exceptional property has been beautifully renovated by the current owner to produce a modern and wonderfully appointed property offering stylishly presented living accommodation throughout that really must be viewed to be fully appreciated. The small rural village of Worthenbury sits approximately 2 miles from the village of Bangor On Dee in North Wales and approximately 4 miles from the village of Malpas in Cheshire, both having numerous local amenities including shops, good primary schools and the very popular Bishops Heber High School in Malpas. In brief the property comprises of; hallway, downstairs w.c, kitchen and lounge to the ground floor and 2 bedrooms, en-suite and bathroom to the first floor.

- A stunning 2 bedroom, 2 bathroom mews property
- Beautifully renovated by the current owner
- Superbly appointed throughout
- Modern kitchen and bathrooms
- Stylishly presented
- Off road parking for 2 cars
- Cul-de-sac location
- Rural village location
- MUST BE VIEWED TO BE APPRECIATED



### Hallway

With attractive ceramic tiled flooring, glass panelled door into the kitchen, door to the downstairs w.c.

### Downstairs W.C

With a low level w.c with concealed cistern, oval wash hand basin, ceramic tiled flooring.

### Lounge

13'11" x 13'2", (4.26m x 4.03.)

A stunning room, stylishly presented with a feature media wall with inset contemporary electric fire, herringbone wood effect flooring, double glazed window to the front, oak door to an under stairs storage cupboard.

### Kitchen

12'1" x 6'9" (3.69m x 2.08m)

A stunning, superbly appointed kitchen fitted with a range of modern, gloss wall, drawer and base units, marble effect work surfaces, inset sink with 'pull out' mixer tap over, plumbing for a washing machine, space for a dryer and fridge/freezer, built in electric oven, 4 ring electric hob with contemporary extractor fan over, double glazed french doors off to the rear garden, ceramic tiled flooring, double glazed window, opening into the lounge.

### First Floor Landing

With carpeted flooring, 2 double glazed windows, attractive oak doors into the 2 bedrooms and the bathroom

### Bedroom 1

11'0" x 10'5" (3.37m x 3.20m)

A good size bedroom, stylishly presented with a double glazed window to the front, carpeted flooring, door to the en-suite.

### En-Suite

Fitted with a modern low level w.c with concealed

cistern, wash hand basin with vanity unit under, shower cubicle, fully tiled walls.

### Bedroom 2

10'9" x 9'9" (3.28m x 2.98m)

Again, beautifully presented and a good size bedroom with fitted wardrobes, carpeted flooring, double glazed window.

### Bathroom

A stunning bedroom, beautifully appointed with a modern white suite comprising of a low level w.c, deep freestanding bath with shower head attachment, wash hand basin with vanity unit under, low level w.c, double glazed window, fully tiled walls, tiled flooring.

### Rear Garden

To the rear is a predominantly lawned garden benefitting from not being overlooked at the back. Timber garden shed.

### Front

To the front is a stone paved driveway providing off road parking for 2 cars.

### Additional Information

The property uses LPG gas for the main heating source.

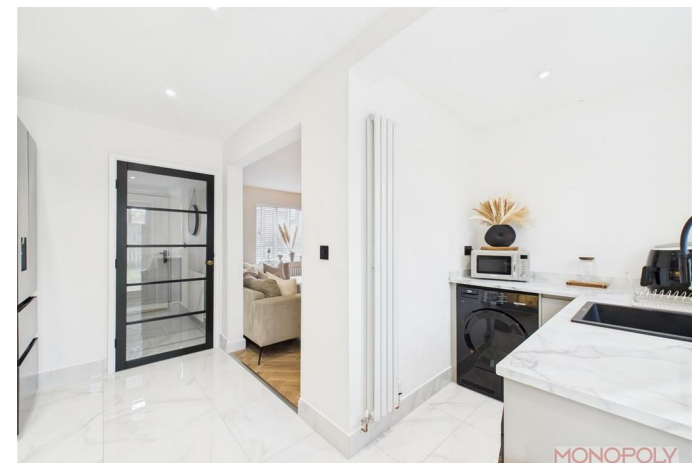
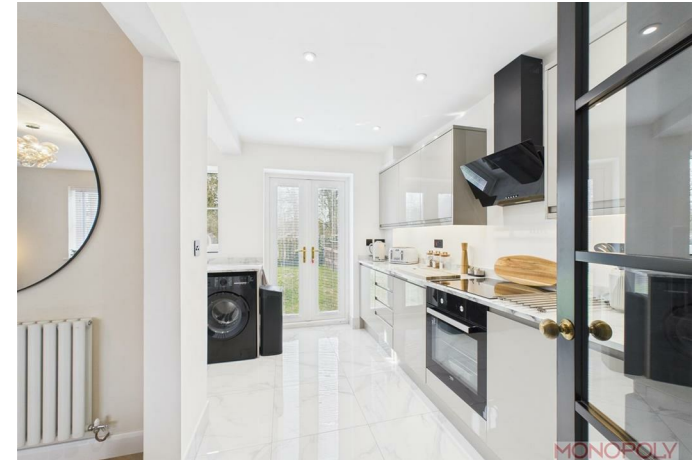
### Important Information

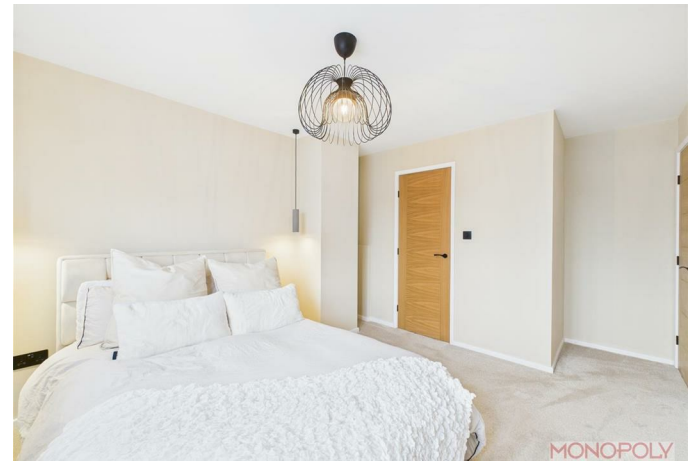
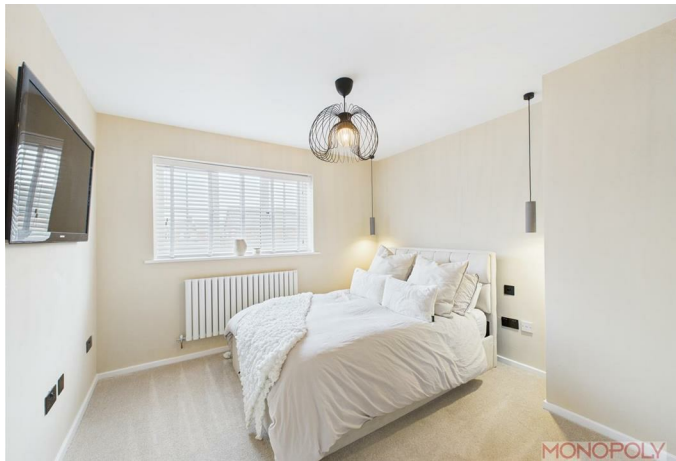
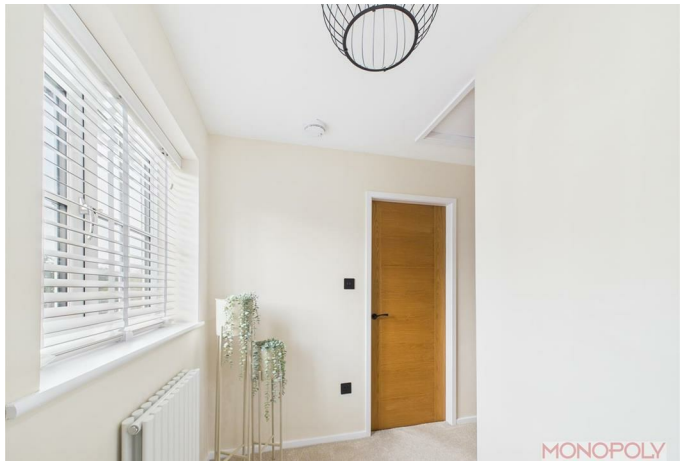
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Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify

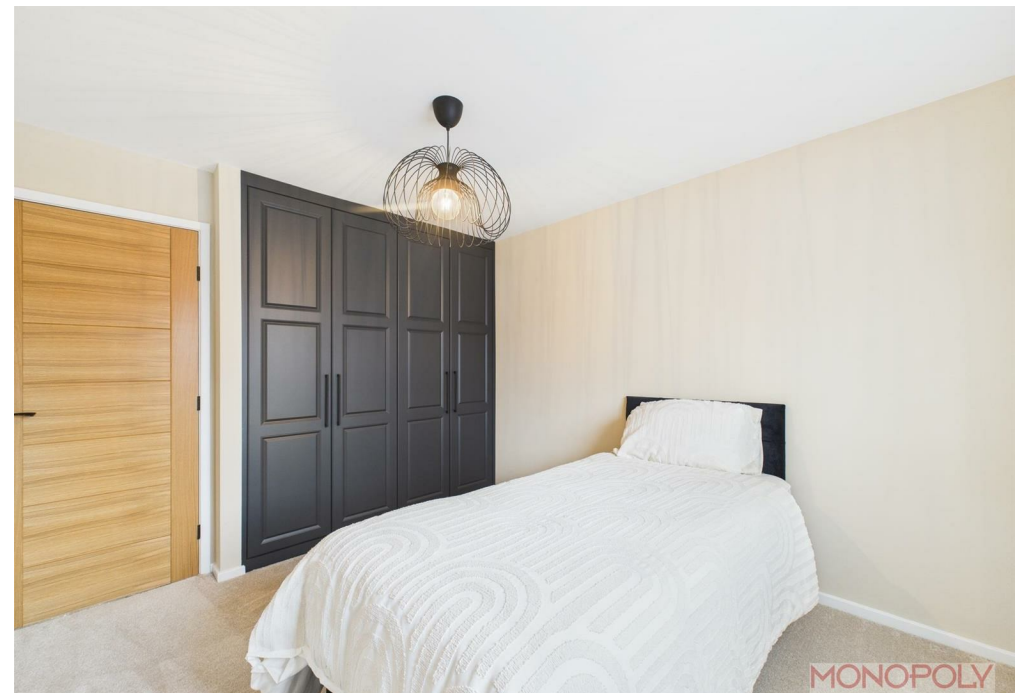




that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification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

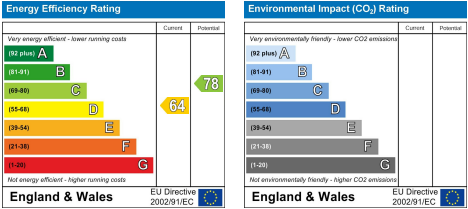
#### **Key Property Facts**

The key material information can be seen via the web links from which ever property portal the property is viewed.





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