



3

Wrexham | LL13 9FX

£375,000

MONOPOLY
BUY • SELL • RENT

MONOPOLY
BUY • SELL • RENT



3

Wrexham | | LLI 3 9FX

Situated on Muirfield Close, Wrexham, this spacious detached house with four/five spacious bedrooms is ideal for families seeking a generous living space. The house boasts three reception rooms, providing ample space for both relaxation and entertainment. Whether you wish to host gatherings with friends or enjoy quiet family evenings, these versatile areas cater to all your needs. A kitchen, utility, shower room, cloakroom and fifth bedroom/home office completes the ground floor. In addition to the bedrooms on the first floor there is a family bathroom and en suite. The location on the popular Fairways development in Wrexham is particularly appealing, with a friendly community and easy access to local transport links, amenities, schools, and parks. This home not only provides a comfortable living environment but also places you within reach of everything you need for a fulfilling lifestyle. In summary, this detached house on Muirfield Close is a remarkable opportunity for those seeking a spacious family home in a popular and convenient location. With its generous living spaces and modern conveniences, it is sure to impress. Do not miss the chance to make this wonderful property your own.

- A SUBSTANTIAL FOUR/FIVE BEDROOM DETACHED HOUSE
- THREE RECEPTION ROOMS
- GROUND FLOOR BEDROOM & SHOWER ROOM
- KITCHEN, UTILITY & WC
- MAIN BEDROOM WITH EN SUITE
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- AMPLE OFF ROAD PARKING
- POPULAR & CONVENIENT LOCATION
- NO CHAIN!



Hallway

Composite front door, laminate flooring, doors to lounge, dining room, ground floor bedroom, bathroom, kitchen, wc, stairs rising to first floor.

Lounge

Laminate flooring, window to front, gas fire with timber surround.

Dining Room

Timber effect flooring, French doors to conservatory.

Sun Room

Tiled floor, French style doors to the garden, 1/3 brick 2/3 glazed, cosy style roof for all year round use, spotlights.

Kitchen

Fitted range of wall and base units, complementary worktops, stainless sink drainer, oven and grill, gas hob, microwave, window to rear and side, larder fridge, dishwasher, understairs storage cupboard.

Ground Floor Bedroom

Laminate flooring, window to front. This room was converted from the the garage and could also be utilised as a home office for additional reception room.

Shower Room

Wetroom style shower room, non slip vinyl flooring, window to rear, extractor, hand wash basin.

WC

With toilet and hand wash basin.

Utility

Tiled floor, external door to side, wall mounted gas boiler, plumbing for washing machine.

First Floor Landing

Spacious landing with a window to side, loft access, doors to bedrooms and bathroom, airing cupboard with water tank.

Bedroom One

Carpet, fitted wardrobes, window to front, door to en suite.

En Suite

Panel bath with shower over, wc, hand wash basin, window to front.

Bedroom Two

Carpet, window to rear, fitted wardrobes and dressing area.

Bedroom Three

Carpet, window to rear.

Bedroom Four

Carpet, window to rear.

Bathroom

Panel bath, shower from taps, wc and hand wash basin, window to front, extractor, storage unit.

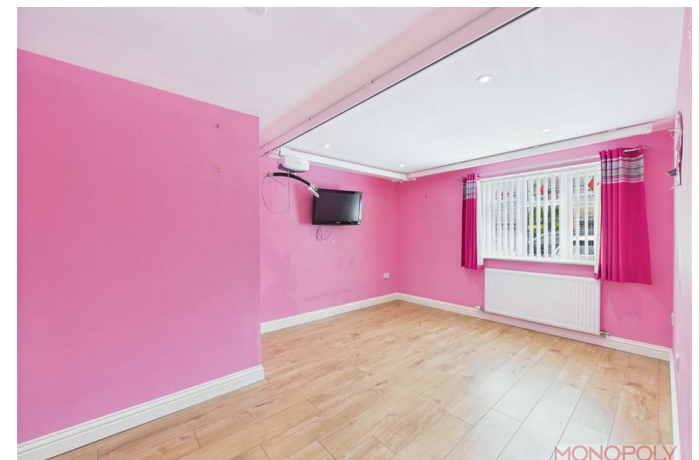
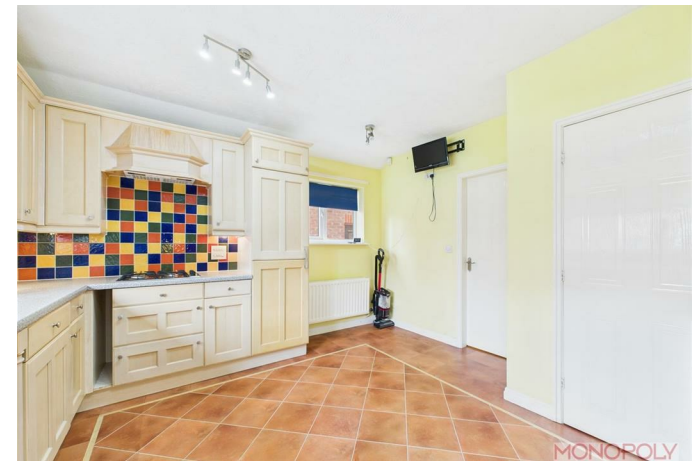
Storage Area

A very useful storage space located in the remainder of the former garage space with timber door to front upvc door to side power and lighting loft access.

Outside

Front garden with lawn, planted borders, tarmac drive with space for two or three cars, gate to rear garden.

Rear garden with paving adjacent house, lawn, raised planters, enclosed with fencing, outside tap.





ADDITIONAL INFORMATION

Upvc double glazing...gas central heating...freehold...service charge approx 130 per year...

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections.
*

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.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage







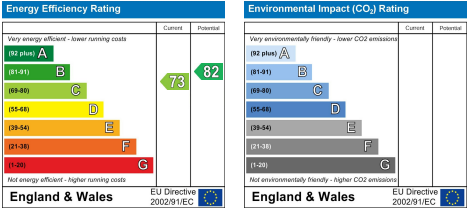


MONEY LAUNDERING REGULATIONS 2003

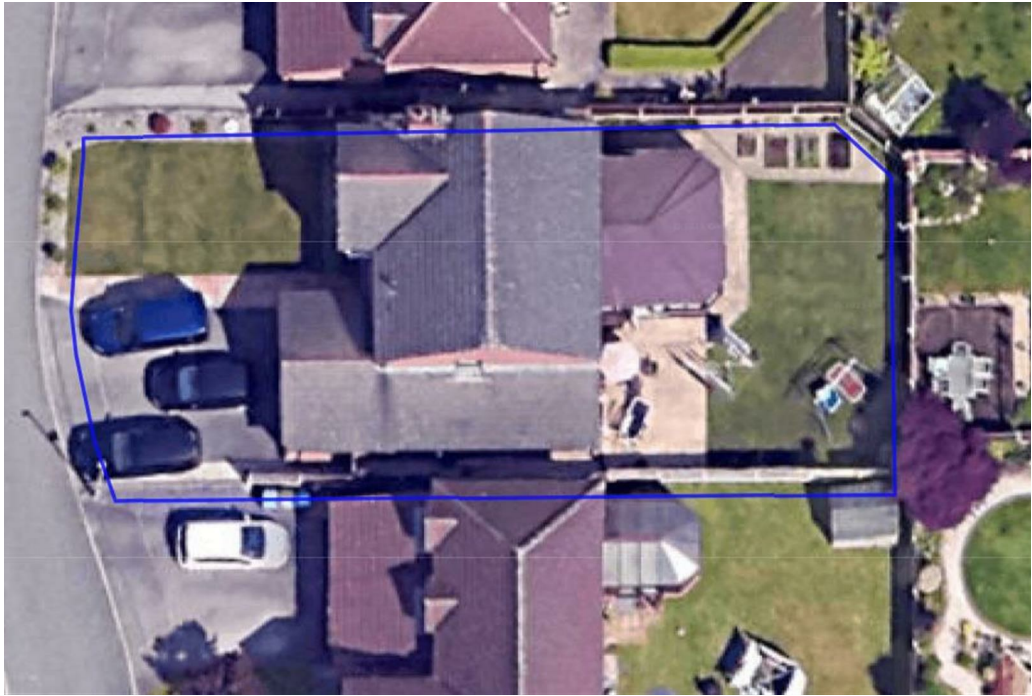
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.







Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT