



29 Millbank Rise

Mill Gardens, Wrexham, LL13 0YU

A 3 bedroom detached house with garage located within an established residential development on the outskirts of the centre of Wrexham in close proximity to the picturesque Erddig National Trust Parkland and some convenient shopping amenities. Enjoying a private sunny aspect rear garden, the accommodation briefly comprises a Upvc entrance door, hall, lounge with living flame gas fire and an open aspect to the dining area that has access to the rear garden. Fitted kitchen. The 1st floor landing leads to the 3 bedrooms, 2 are doubles and a bathroom with separate w.c. Gas central heating and Upvc double glazing. Externally, a driveway leads to the garage alongside a front lawned garden. The rear garden includes a paved patio with lawned area beyond. NO CHAIN. Energy Rating - D (56)

Price £210,000

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- Detached house
- Hallway
- Three bedrooms
- Gardens to front and rear
- Within an established residential development
- Lounge, dining area
- Bathroom, separate w.c
- Close proximity to the picturesque Erddig National Trust Parkland
- Fitted kitchen
- Private driveway, garage

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

HALLWAY

LOUNGE

14'5 x 14'2 (4.39m x 4.32m)

DINING AREA

9'6 x 8'6 (2.90m x 2.59m)

KITCHEN

10'7 x 8'2 (3.23m x 2.49m)

ON THE FIRST FLOOR

BEDROOM ONE

11'9 x 11'8 (3.58m x 3.56m)

BEDROOM TWO

11'9 x 11'1 (3.58m x 3.38m)

BEDROOM THREE

8'4 x 8'1 (2.54m x 2.46m)

BATHROOM

SEPARATE W.C

OUTSIDE

COUNCIL TAX BAND - D



[Directions](#)



Floor Plan

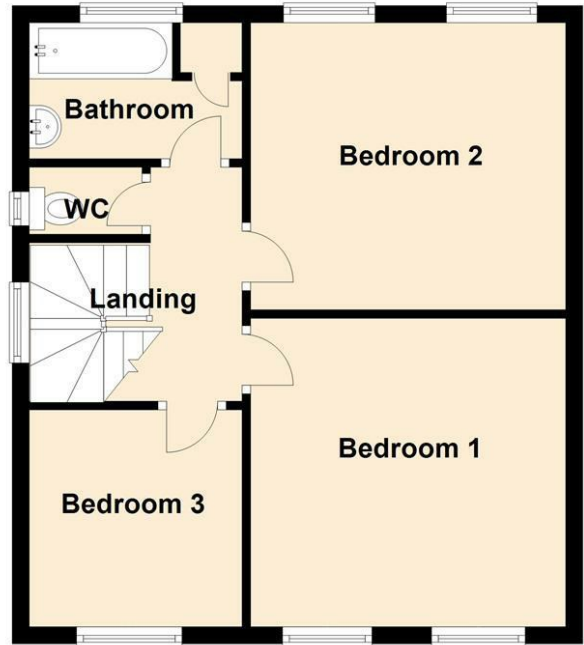
Ground Floor

Approx. 51.2 sq. metres (550.7 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.3 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 77 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 56 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |