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Bradley | Wrexham | L11 4AR

£425,000

MONOPOLY[®]

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Situated on Little Meadows, Bradley, Wrexham, this delightful detached house offers a perfect blend of comfort and modern living. Built in 2004 but recently refurbished and extended by the current owners, the property boasts a generous living space of 1,478 square feet, making it an ideal family home.

Upon entering, you are greeted by entrance hall providing access to a generous living room, providing ample space for relaxation and entertaining guests. The heart of the home is a stunning open plan kitchen diner with generous glazing over looking the garden and surrounding woodland. The house features four well-proportioned bedrooms, allowing for plenty of room for family members or guests. With two bathrooms and a downstairs wc, morning routines will be a breeze, catering to the needs of a busy household. Parking is available for up to three vehicles, two on a front drive and one in the garage, ensuring convenience for both residents and visitors. To the rear is an enclosed garden with a pleasant outlook. With its modern amenities and spacious design, it is sure to appeal to families and individuals alike. If you are seeking a comfortable and stylish residence in a lovely cul de sac location, this property in Bradley is certainly worth considering.

- AN EXTENDED FOUR BEDROOM DETACHED HOUSE
- WOW FACTOR KITCHEN/DINER
- SPACIOUS LIVING ROOM
- DOWNSTAIRS WC
- MAIN BEDROOM WITH EN SUITE
- OFF ROAD PARKING
- INTEGRAL GARAGE
- CUL DE SAC LOCATION
- REAR GARDEN
- VIEWING HIGHLY RECOMMENDED!



Entrance Hallway

Composite entrance door with glazing to one side, tiled flooring, contemporary oak doors to the living room, downstairs wc and glazed Oak framed door to the kitchen, stairs rising to the first floor.

Living Room

A very generous double aspect lounge with carpet, window to rear, bay window to front and coving.

Kitchen

A high specification fitted kitchen with central island, a range of wall and wall units, complementary textured quartz worktops, induction hob, extractor oven and microwave, inset sink/drainers with Quooker instant hot water tap over, dishwasher, fridge/freezer, pull out waste disposal unit, wine chiller, contemporary vertical radiator, tiled floor, spotlights to ceiling, feature open plan into dining area.

Dining Area

Located in the rear extension a brilliant space open plan off the kitchen filled with natural light. Two windows to side, sliding doors to rear garden with further glazing over, spotlights to ceiling, contemporary vertical wall radiator.

WC

Low level WC, hand wash basin set in vanity, chrome towel rail, tiled splashback, window to side.

First Floor Landing

Loft access, carpet, doors to four bedrooms and bathroom.

Bedroom One

Principal bedroom with carpet, window to front, built in mirrored sliding door wardrobe, door to en suite.

En Suite

Modern suite comprising a corner shower enclosure, wc, hand wash basin set in a vanity unit, frosted window to front, chrome towel radiator, tiled walls and floor, wall mounted mirrored bathroom cupboard, extractor, spotlights.

Bedroom Two

Carpet, window to rear.

Bedroom Three

Carpet, window to rear.

Bedroom Four

Carpet, window to rear.

Family Bathroom

Bathroom renovation in progress, Full details and photo to follow shortly.

Garage

Up and over vehicle door, wall mounted combi boiler, power and lighting.

Outside

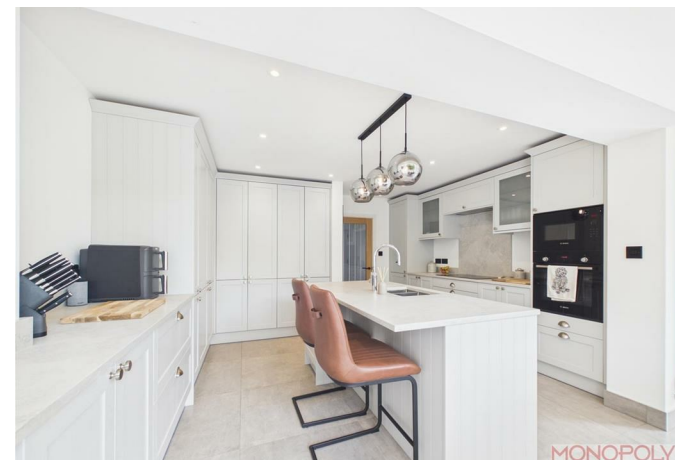
Front drive leading to the garage with lawn to side, gate to rear. Rear garden with patio, lawn, fence to rear with a pleasant outlook over surrounding woodland.

IMPORTANT INFORMATION

Material Information interactive report available in brochure section.

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.

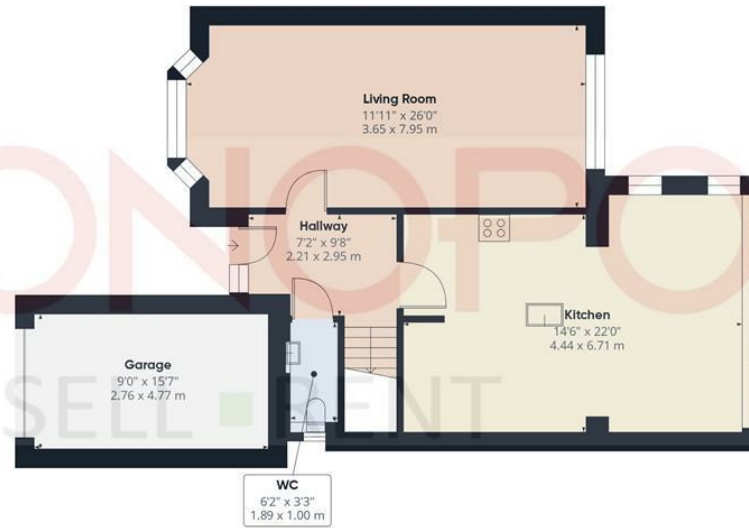
Your home maybe repossessed if you do not keep up repayments on your mortgage







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Ground Floor

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Floor 1



Approximate total area⁽¹⁾

1478 ft²
 137.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

MONEY LAUNDERING REGULATIONS 2003

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Future	Future	Current	Future	Future
Very energy efficient - lower running costs 92-95 kWh/m ² /year A			Very environmentally friendly - lower CO ₂ emissions 82-91 g/kWh A		
91-91 kWh/m ² /year B			81-90 g/kWh B		
89-90 kWh/m ² /year C			80-80 g/kWh C		
85-89 kWh/m ² /year D			75-80 g/kWh D		
81-84 kWh/m ² /year E			71-74 g/kWh E		
71-80 kWh/m ² /year F			61-70 g/kWh F		
61-70 kWh/m ² /year G			51-60 g/kWh G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





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