



Ffordd Madoc | | Wrexham | LL12 7PS

Offers in the region of £180,000



ROSE RESIDENTIAL

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This spacious three bedroom semi-detached bungalow is ideally located within a sought-after area and offers excellent potential for those looking to modernise and personalise a home. The accommodation is generously proportioned throughout and further benefits from a rear garden. Due to the level of renovation required, the details have been kept brief, and an internal viewing is recommended to fully appreciate the potential on offer.

### Entrance & Hallway

### Lounge

11'5" x 16'4" (3.50m x 4.99m)

### Inner Hallway

### Kitchen

8'7" x 8'9" (2.64m x 2.67m)

### Shower Room

### Bedroom Three

8'6" x 9'8" (2.60m x 2.97m)





### **Bedroom Two**

10'2" x 9'9" (3.12m x 2.98m)

### **Bedroom One**

10'4" x 12'11" (3.15m x 3.94m)

### **Integral Garage**

### **External**

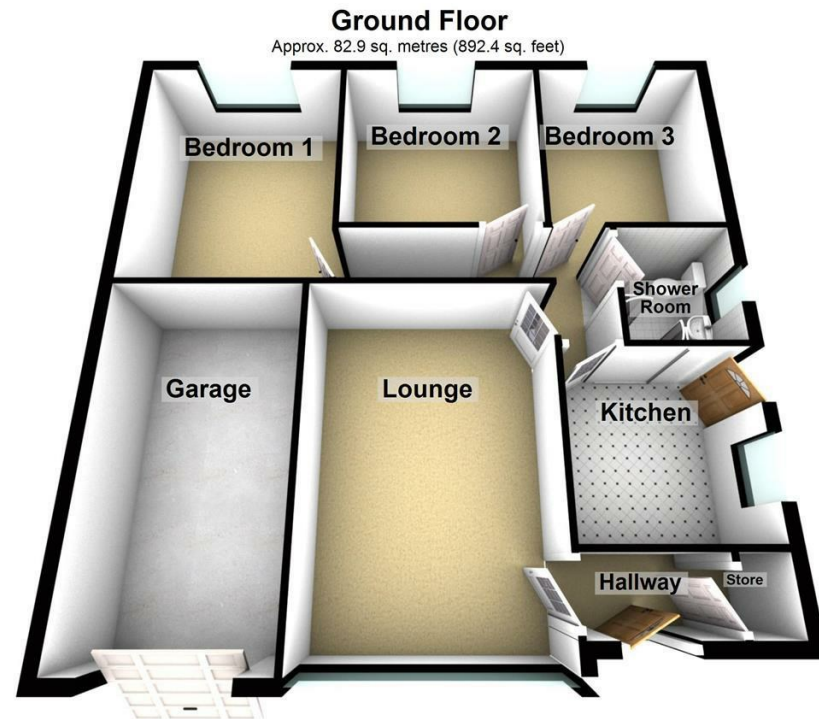
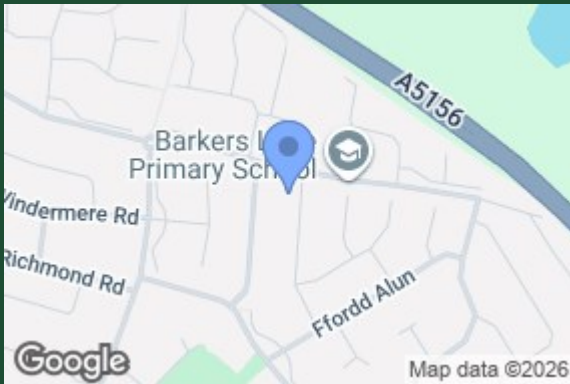
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All prospective buyers or tenants are strongly advised to verify any details and conduct their own due diligence before making any decisions. The property may be subject to changes in zoning, laws, or other factors that could impact its use or value. Additionally, the property is sold or leased "as-is" and may not be in perfect condition. By proceeding with any engagement with this property, you acknowledge that you have read, understood, and accepted these terms.

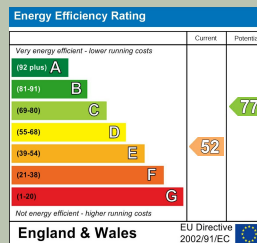
### **Anti Money Laundering (AML) Checks**

We are required by law to carry out anti money laundering (AML) checks on all purchasers of property. Whilst we remain responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial checks are undertaken on our behalf by Lifetime Legal. Once your offer has been accepted, Lifetime Legal will contact you to complete the necessary verification. The cost of these checks is £60 (including VAT), which covers the cost of obtaining relevant data, as well as any manual checks and monitoring that may be required. This fee must be paid directly to Lifetime Legal before we can issue a memorandum of sale, and it is non-refundable.



**Ground Floor**  
Approx. 82.9 sq. metres (892.4 sq. feet)

Total area: approx. 82.9 sq. metres (892.4 sq. feet)



Wrexham

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