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Wrexham || LL11 6FA

£295,000

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Situated on Moss Wood Court in Wrexham, this well-presented three-bedroom home is ideal for families seeking modern living and everyday convenience.

The internal accommodation briefly comprises a welcoming entrance hallway, a lounge, an open-plan kitchen/diner, and a convenient downstairs W.C. To the first floor, there are three well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes. A stylish family bathroom completes the upstairs.

Externally, the property features a predominantly lawned rear garden with a patio area, perfect for outdoor relaxation and entertaining. To the front, there is a driveway providing off-road parking for approximately three vehicles, which leads to a garage.

Moss Wood Court is a sought-after residential area within Wrexham. The area benefits from a range of nearby shops, supermarkets, and schools, as well as good transport links to Wrexham City Centre and surrounding areas.

- WELL PRESENTED THREE BEDROOM FAMILY HOME
- LOUNGE
- OPEN PLAN KITCHEN/DINER
- UTILITY SPACE
- DOWNSTAIRS W.C.
- WELL-PROPORTIONED BEDROOMS
- REAR GARDEN WITH PATIO
- GARAGE AND DRIVEWAY
- POPULAR AND CONVENIENT LOCATION
- NO CHAIN!!!



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Entrance Hallway

A welcoming entrance hallway accessed via a composite entrance door, ceiling light point, radiator, carpet and door into the lounge, kitchen and W.C.

Living Room

UPVC double glazed window to the front elevation ceiling light point, two radiators and carpeted flooring.

Kitchen/Diner

A modern kitchen featuring a range of wall, drawer and base units comprising a sink and drainer unit. Integrated appliances to include an oven, induction hob with extractor fan over, dishwasher and fridge-freezer. Luxury vinyl tile flooring, ceiling spotlights, radiator, ample room for a dining table and uPVC double glazed French doors to the rear garden.

Utility

A useful utility space with space and plumbing for a washing machine, wall and base units with worktop over, cupboard housing the boiler and radiator.

Downstairs W.C.

A two-piece suite featuring a low-level W.C. and pedestal hand wash basin. Vinyl flooring and radiator.

Landing Area

Carpeted flooring, doors into the bedrooms and bathroom and uPVC double glazed window to the side elevation.

Principal Bedroom

UPVC double glazed window to the front elevation, fitted sliding mirror wardrobes, ceiling light point, radiator and carpeted flooring.

Bedroom Two

UPVC double glazed window to the rear elevation, radiator, ceiling light point and carpeted flooring.

Bedroom Three

UPVC double glazed window to the rear elevation, radiator, ceiling light point and carpeted flooring.

Bathroom

A stylish three-piece suite comprising a low-level W.C., pedestal hand wash basin and bath with shower over. Heated towel rail, extractor fan, shave point, vinyl flooring and uPVC frosted window to the side elevation.

Outside

To the rear of the property there is a paved patio area which leads on from the French doors, providing a great seating space. The garden is predominantly laid with lawn. There is a side access gate and the property is bordered by fencing for additional security and privacy.

To the front of the property is a driveway for approximately two to three vehicles, which leads to the single garage.

Garage

Single garage with up and over door, power and lighting.

IMPORTANT INFORMATION

*Material Information interactive report available in brochure section. *

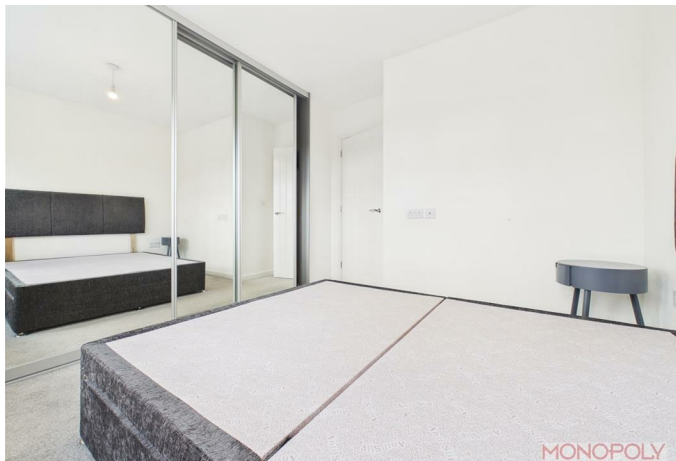
MONEY LAUNDERING REGULATIONS 2003

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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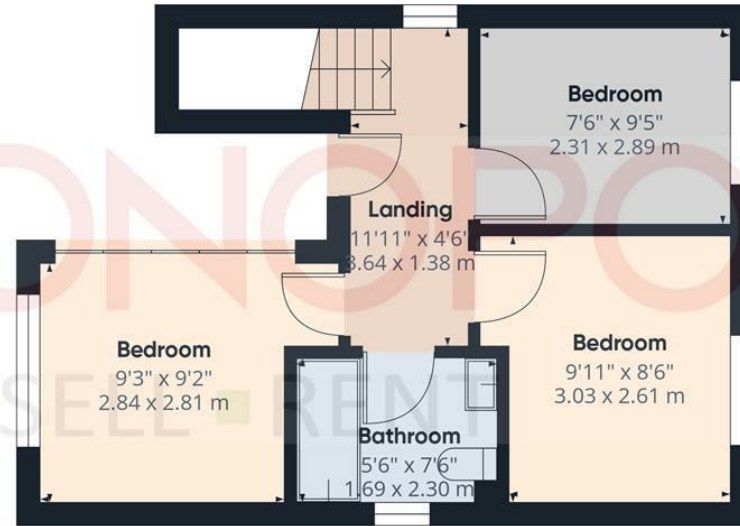
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Ground Floor



Floor 1



Approximate total area⁽¹⁾
 792 ft²
 73.6 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.

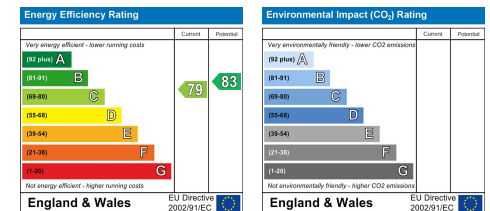
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