



19

Wrexham | | LL11 2LL

£295,000

MONOPOLY[®]

BUY ■ SELL ■ RENT





19

Wrexham | | LLI | 2LL

Situated on Ffordd Mon in Wrexham, this delightful three detached house set on an impressive corner plot offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample opportunity for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home. The house boasts two modern bathrooms, ensuring that morning routines run smoothly for everyone in the household. The thoughtful layout of the property enhances its appeal, allowing for both privacy and communal living. For those with vehicles, the property features parking for up to three cars on a tarmac drive and in a single garage, a valuable asset in today's busy world. This feature not only adds convenience but also enhances the overall practicality of the home. Situated in a friendly neighbourhood, this property is well-connected to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. With its inviting atmosphere and spacious design, this detached house on Ffordd Mon is a wonderful opportunity for anyone looking to settle in Wrexham. Don't miss the chance to make this lovely house your new home.

- A THREE BEDROOM DETACHED HOUSE
- A VERY WELL MAINTAINED PROPERTY
- CORNER PLOT
- SPACIOUS ENTRANCE HALL
- LIGHT & BRIGHT LIVING ROOM
- FITTED KITCHEN
- DINING/FAMILY ROOM
- DOWNSTAIRS SHOWER ROOM & A FAMILY BATHROOM
- OFF ROAD PARKING & GARAGE
- POPULAR & CONVENIENT LOCATION



Location

One of the great charms of this property is its proximity to various points of interest. For families the popular Wats Dyke Primary School is just a few minutes walk away. Renowned institutions such as the Wrexham University are located nearby, for sports enthusiasts, the SToK Cae Ras stadium is also easily accessible. For your shopping needs, Sainsbury's supermarket is just around the corner, and for dining experiences, The Lemon Tree Restaurant With Rooms hotel is also within reach. This property holds appeal for diverse audiences, with useful amenities and offering lifestyle convenience.

Entrance Hall

Upvc front door, carpet, doors to shower room, kitchen and lounge, stairs to first floor, storage cupboard.

Shower Room

Shower enclosure, wc, hand wash basin set in vanity, tiled walls and floor, extractor, spotlights, chrome towel rail.

Lounge

Carpet, gas fire with complementary surround, generous window to rear, door to dining room, coving.

Kitchen

Fitted range of wall and base units, complementary worktops, composite sink drainer, mixer tap, window to rear, gas hob, oven and grill, extractor, spaces for dishwasher and washing machine, external door to side, window to front, tiled floor, spotlights, coving, sliding door to dining area, tiled splash back.

Dining Area

Carpet, window to side, open plan into family room.

Family Room

Carpet, patio doors to rear garden, window to rear.

First Floor Landing

Carpet, doors to bedrooms and bathroom, window to front, loft access to partially boarded attic, airing cupboard.

Bedroom One

Carpet, window to rear and side, dressing area, open plan to bedroom.

Bedroom Two

Carpet, window to rear, fitted wardrobes.

Bedroom Three

Carpet, window to front, fitted wardrobe.

Bathroom

Panel bath, shower over, shower screen, wc, hand wash basin, set in vanity unit, wood effect flooring, frosted window to side, tiled walls, wall mounted mirror with led lighting, chrome towel rail.

Garage

Power and lighting, up and over door, pedestrian door to rear, window to rear.

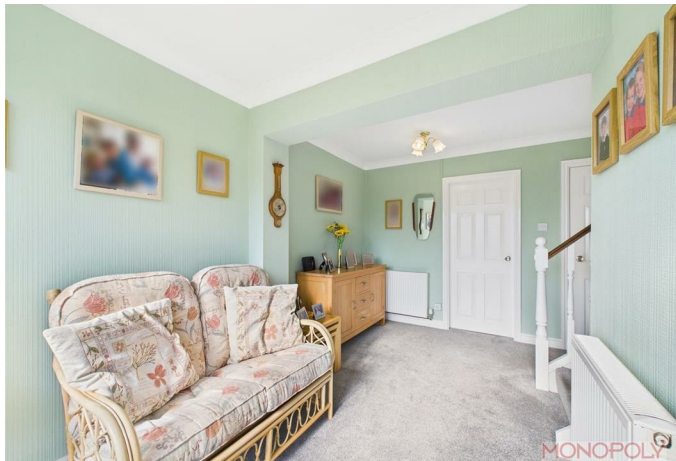
Outside

Front garden with pedestrian entrance gate, path to front door and to rear, lawn, planted beds and mature shrubs, brick wall to boundary.

Rear garden with patio adjacent house, lawn, enclosed with fencing, path to garage, outdoor store to one side of the house, gate to side garden.

Off road parking for 2 or 3 cars on a tarmac driveway leading to the garage, wrought iron vehicle gates.





Side garden with lawn, planted bed, brick wall to boundary, path to side entrance.

Additional Information

Gas central heating...Upvc double glazing

IMPORTANT INFORMATION

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

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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









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1248.62 ft²
116 m²

Reduced headroom
6.98 ft²
0.65 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

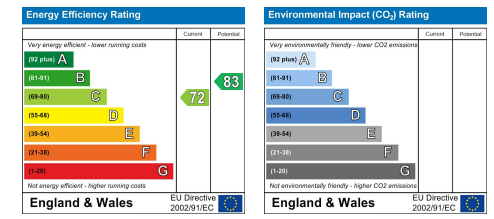
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