



192

Wrexham | | LL12 8DS

£290,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT



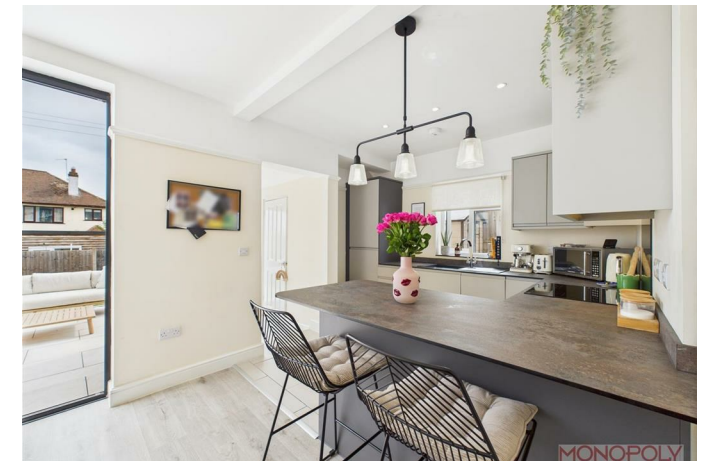
MONOPOLY  
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# 192

Wrexham | | L112 8DS

A beautifully presented 3 bedroom semi-detached property situated close to Wrexham city centre. This superbly appointed property offers a mixture of original character features with modern fittings including an attractive fitted kitchen with bi-fold doors off the dining area to the garden, modern 4 piece bathroom suite, attractive and good size rear garden and ample off road parking to the front, all of which can only truly be appreciated when viewing this excellent home. Located on the Chester road going into Wrexham city centre the property benefits from a number of local amenities close to hand with excellent road links to Chester, Wrexham and the A483 for commuting. In brief the property comprises of; hallway, lounge, kitchen/dining room and utility room/W.C to the ground floor and 3 bedrooms and a bathroom to the first floor.

- A beautifully presented 3 bedroom semi-detached property
- Superbly appointed kitchen/dining room
- Modern 4 piece bathroom suite
- Generous, landscaped garden
- Ample off road parking
- MUST BE VIEWED TO BE APPRECIATED



### Hallway

With attractive tiled flooring, stairs off to the first floor, door to an under stairs storage cupboard.

### Lounge

Beautifully presented with a double glazed bay window to the front, carpeted flooring.

### Kitchen/Dining Room

A fantastic, superbly appointed kitchen/dining room with the kitchen being fitted with a modern range of wall, drawer and base units, work surface incorporating a breakfast bar area, inset sink and drainer, built in wine cooler, integrated fridge/freezer and dishwasher, built in electric oven, 4 ring induction hob, glass splash back, contemporary extractor fan, wood effect flooring to the dining area, tiled flooring to the kitchen, door off to the rear garden, bi-fold doors off the dining area to the rear garden.

### Utility/W.C

Fitted with a low level w.c, plumbing for a washing machine, work top, wall mounted gas combination boiler, double glazed window.

### First Floor Landing

With a double glazed window to the side, carpeted flooring.

### Bedroom 1

A good size, well presented bedroom with a double glazed window to the rear, carpeted flooring.

### Bedroom 2

Again well presented with a double glazed bay window to the front, feature cast iron fireplace, carpeted flooring.

### Bedroom 3

With a double glazed window to the front, wood effect flooring.

### Bathroom

A spacious, well appointed bedroom fitted with a 4 piece suite comprising of a low level w.c, pedestal wash hand basin, bath, fully tiled shower cubicle, part tiled walls, mosaic tiled flooring, 2 double glazed windows.

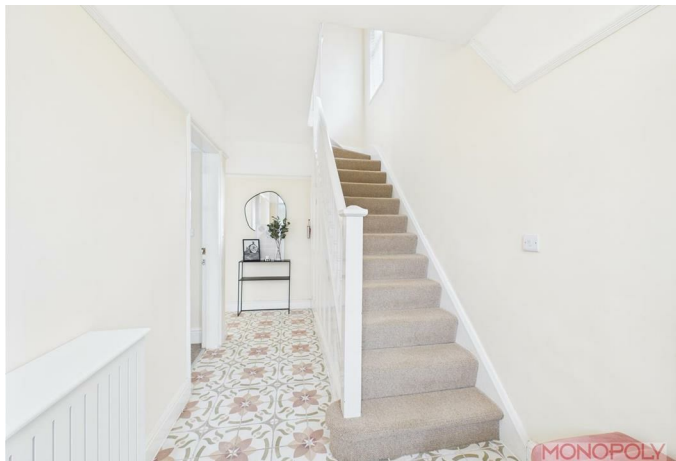
### Rear Garden

To the rear is an attractive and generous landscaped garden with a raised patio and sleeper steps down to a lawned garden with raised planted borders. There is a gate opening to a paved side area with gate opening to the front of the property.

### Front

To the front is a lawned garden with a concrete driveway providing off road parking.











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Ground Floor

Approximate total area<sup>(1)</sup>  
 971 ft<sup>2</sup>  
 90.3 m<sup>2</sup>

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Floor 1

(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.

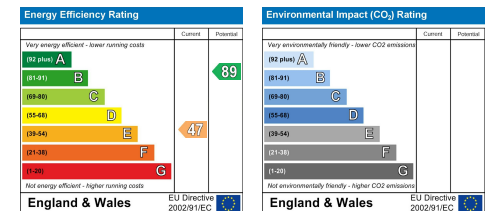
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**MONEY LAUNDERING REGULATIONS 2003**

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.







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