



14

Wrexham | LL13 9EQ

£365,000

**MONOPOLY**  
BUY ■ SELL ■ RENT

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Located in the tranquil cul-de-sac of Chanticleer Close in Wrexham, this extended Four Bedroom detached house offers a perfect blend of comfort and convenience. Set on a desirable corner plot, the property boasts ample space both inside and out, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms that provide versatile living spaces, perfect for entertaining guests or enjoying quiet family evenings. The well-appointed kitchen complements the layout, ensuring that meal preparation is a delight. With four bedrooms, there is plenty of room for family members or guests, and the two bathrooms add to the practicality of the home.

The exterior of the property features off-road parking for two vehicles, ensuring that you and your guests have easy access. The peaceful surroundings of the cul-de-sac enhance the appeal, offering a safe environment for children to play and for families to thrive.

This home is situated in a great location, providing easy access to local amenities, schools, and transport links, making it a perfect choice for those seeking both comfort and convenience. Whether you are looking to settle down or invest, this property presents an excellent opportunity in the heart of Wrexham. Do not miss the chance to make this delightful house your new home.

- EXTENDED FOUR BEDROOM DETACHED HOUSE
- CUL DE SAC LOCATION
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- GARAGE
- OFF ROAD PARKING
- UTILITY ROOM
- GOOD SIZED GARDEN TO THE SIDE AND REAR
- UPVC DOUBLE GLAZING



## ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed and frosted front door with matching windows, which lead to the entrance porch.

## ENTRANCE PORCH

Which has a storage cupboard housing the fuse box, tiled floor, UPVC Double glazed door to the hallway.

## HALLWAY

With staircase rising off to the first floor accommodation, Italian tiled flooring, Cloaks cupboard, modern vertical radiator, understairs cupboard, door to the lounge.

## DOWNSTAIRS CLOAKROOM W.C.

Comprising of a low level w.c., set in a vanity unit, tiled floor, wash hand basin, radiator.

## LOUNGE

With UPVC Double glazed window to the front, TV point, Telephone point, Feature gas fire, wood flooring, door leading into the dining room.

## DINING ROOM

With UPVC Double glazed French style doors opening to the rear garden, wood flooring, Two UPVC Double glazed windows to the side, radiator, door into the kitchen,

## KITCHEN/DINER

Good sized room, with a range of wall and base cupboards, with complementary worktop surfaces, incorporating Four ring gas hob, electric oven /grill with extractor hood above, one and half bowl sink unit with mixer tap, Integral Fridge, Two UPVC Double glazed windows to the rear, door to the utility room. In Dining Area: radiator, tiled floor and built in bench seating.

## UTILITY ROOM

With Wall and base cupboards

## FIRST FLOOR LANDING AREA

With UPVC double glazed window to the side, cupboard housing the gas central heating boiler, Access to the loft space, radiator, double doors to cloaks/storage cupboard, doors leading off to the bedrooms and family bathroom.

## MAIN BEDROOM

Which has a UPVC Double glazed window to the side, with radiator beneath, carpeted flooring, door to the en suite shower room.

## EN SUITE SHOWER ROOM

Comprising of shower cubicle, wash hand basin, low level w.c. tiled floor, UPVC Double glazed and frosted window to the rear, spotlights to the ceiling, extractor fan, vertical radiator.

## BEDROOM TWO

With UPVC Double glazed window to the front with radiator beneath, carpeted flooring, built in wardrobes.

## BEDROOM THREE

With UPVC Double glazed window to the front, with radiator beneath, carpeted flooring

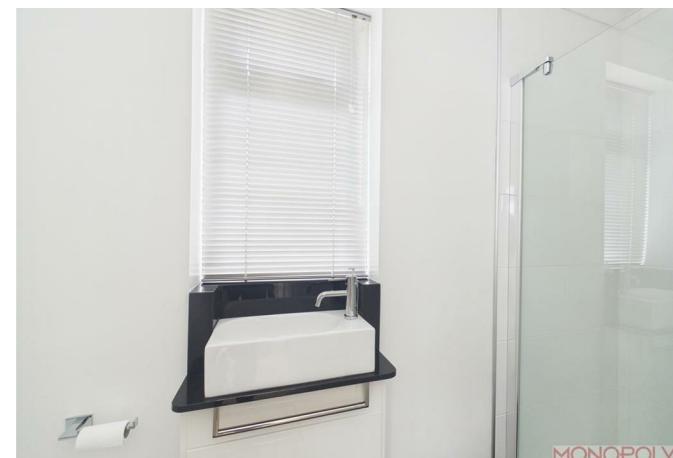
## BEDROOM FOUR

With UPVC Double glazed window to the rear with radiator beneath, carpeted flooring.

## FAMILY BATHROOM

Good sized bathroom comprising of shower cubicle, enclosed bath with shower attachment , wash hand basin and low level w.c., set in a vanity unit with cupboards beneath, UPVC Double glazed and frosted window to the rear, vertical radiator, spotlights to the ceiling, tiled floor.





#### OUTSIDE TO THE FRONT

The property is approached via a driveway to the front offering off road parking for two vehicles and which leads to the single Integral garage. The garden to the front has been laid with decorative stone for easy maintenance and there is a pathway to the left hand side with a gate giving access to the left hand side and in turn the rear garden.

#### OUTSIDE TO THE REAR

To the left hand side there is a lawned garden with mature hedging to the boundaries, which leads to the rear where there is a paved patio area with steps down to the lawned garden. There are also some mature bushes and shrubs, with again mature hedges to the boundaries.

#### IMPORTANT INFORMATION

#### MORTGAGES

#### ADDITIONAL INFORMATION





#### MONEY LAUNDERING REGULATIONS 2003

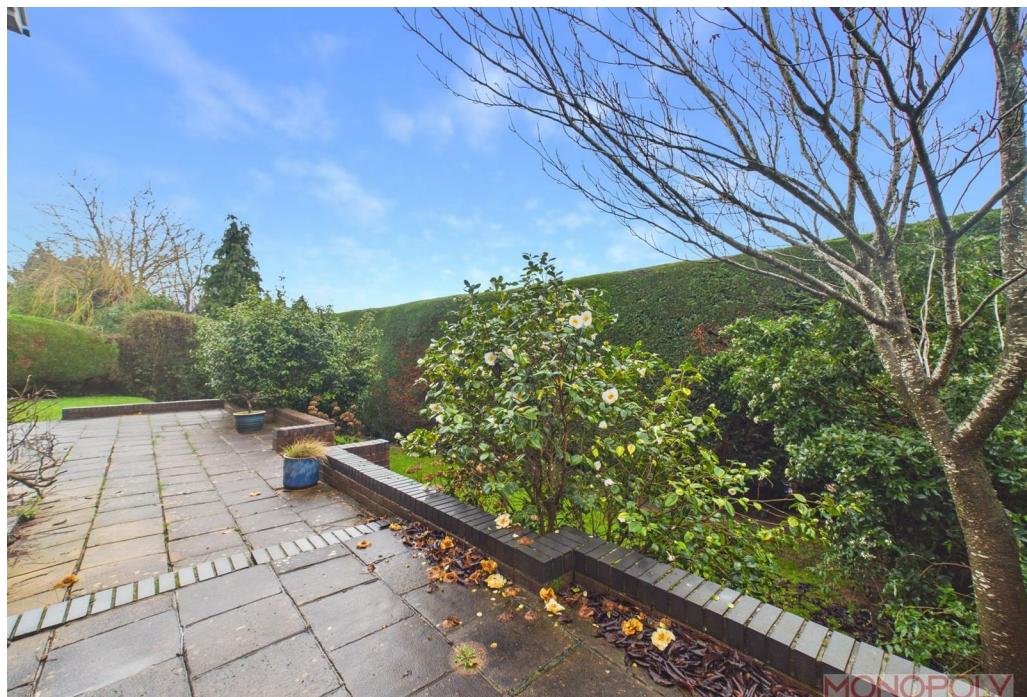
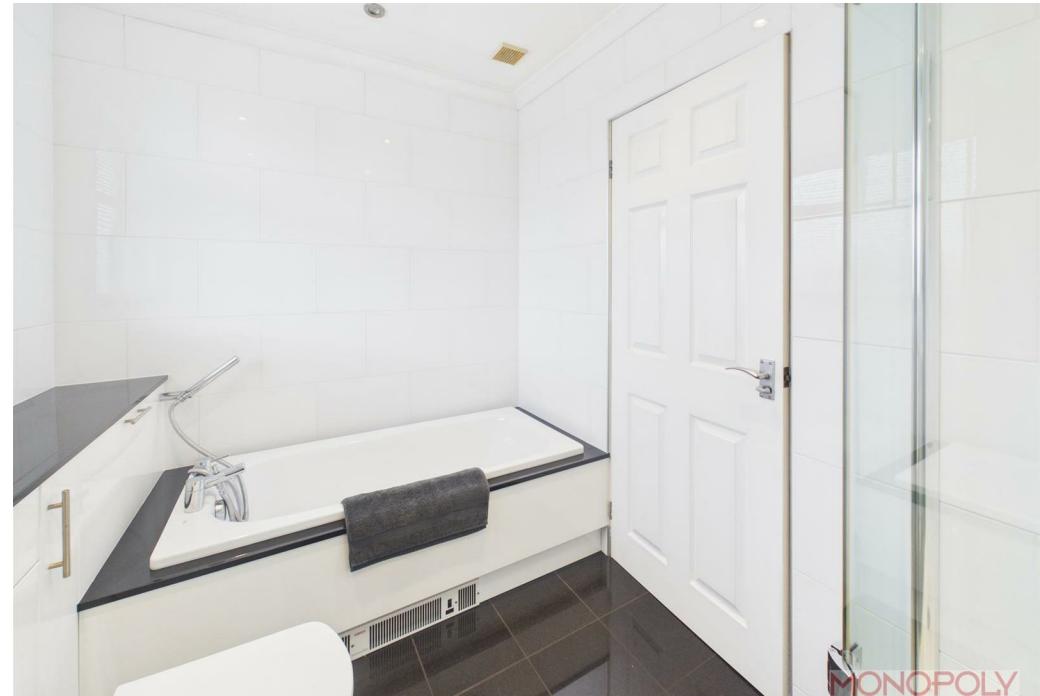
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### 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.

Energy Efficiency Rating		
	Current	Provision
Very energy efficient - lower running costs		
(F2 plus) A	B	
(B1-81) B	C	
(B9-86) C	D	
(S5-44) D	E	
(S9-34) E	F	
(Z1-16) F	G	
(H1-0) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Provision
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(F2 plus) A	B	
(B1-91) B	C	
(B9-86) C	D	
(S5-44) D	E	
(S9-34) E	F	
(Z1-16) F	G	
(H1-0) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		





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