



23

Wrexham | | LL11 3DL

£265,000

MONOPOLY[®]

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Wrexham | | L11 3DL

A beautifully presented detached property situated within a popular residential development on the outskirts of Wrexham city centre. This superb property was originally a 3 bedroom but the current owners have re-configured the property for their needs to make 2 spacious bedrooms both with en-suite bathrooms. The property could be converted back to a 3 bedroom if any future owner desired. The property benefits from having a modern, well appointed kitchen, conservatory and off road parking and single garage, all of which can only truly be appreciated when viewing. The property is situated conveniently close to Wrexham city centre as well as Wrexham Maelor hospital, supermarkets, schools and has excellent access to the A483 for commuting. In brief the property comprises of; hallway, lounge, kitchen/breakfast room, downstairs w.c and sun room to the ground floor and 2 double bedrooms, both with en-suites to the first floor.

- A beautifully presented detached property
- Two spacious bedrooms, both with en-suites
- Modern, well appointed kitchen
- Sun room
- Easily maintainable hard landscaped rear garden
- Off road parking and single garage
- Popular residential location
- Close to Wrexham city centre
- Close to Wrexham Maelor hospital and the A483 for commuting
- VIEWING HIGHLY RECOMMENDED



Hallway

With wood effect flooring, stairs off to the first floor.

Downstairs W.C

Fitted with a low level w.c, wash hand basin, wood effect flooring.

Lounge

Beautifully presented with 2 double glazed windows, carpeted flooring, door to a storage cupboard.

Kitchen/Breakfast Room

Superbly appointed with modern and attractive wall, drawer and base units, work surfaces with inset sink and drainer, integrated dishwasher and washing machine, built in electric oven, 4 ring gas hob with cocktail glass feature splash back, part tiled walls, concealed wall mounted gas combination boiler, built in breakfast bar, space for a large fridge/freezer, 2 double glazed windows, sliding door into the sun room.

Sun Room

A superb extra living space with a polycarbonate roof, wood effect flooring, door off to the rear garden.

First Floor Landing

With carpeted flooring, access to the loft space.

Bedroom 1

A spacious bedroom which was previously 2 bedrooms but has now been made into 1 bedroom for the current owners convenience (would be possible to restore back to 2 separate bedrooms if the new owner so desired), 2 double glazed windows, carpeted flooring.

En-suite Bathroom

Fitted with a low level w.c, pedestal wash hand basin, bath with dual shower head over, double glazed window.

Bedroom 2

A spacious, well presented bedroom with a double glazed window to the front, fitted wardrobes, carpeted flooring.

En-suite Shower room

Fitted with a low level w.c, pedestal wash hand basin, fully tiled shower cubicle, double glazed window, wood effect flooring.

Outside

To the rear is an easily maintainable, hard landscaped garden which is predominantly paved with 2 decked areas and gated access to the back and to the parking area and garage.

Parking

There is access to a single garage with up and over door and parking for one car in front of the garage.

Important information

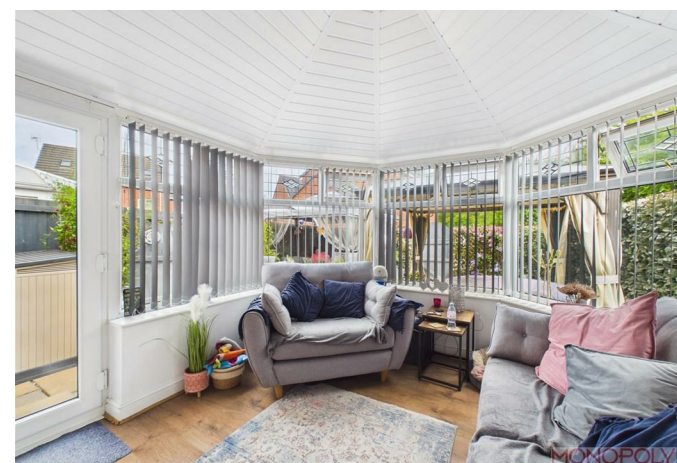
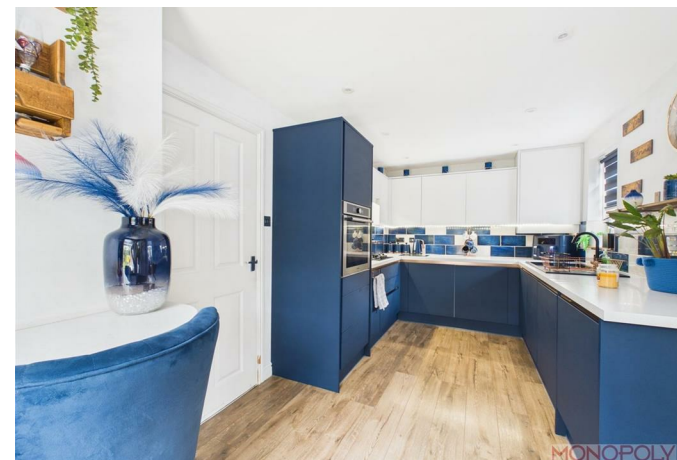
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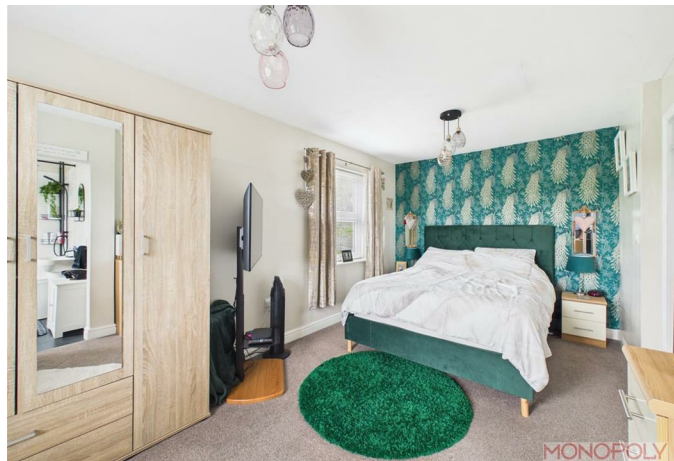
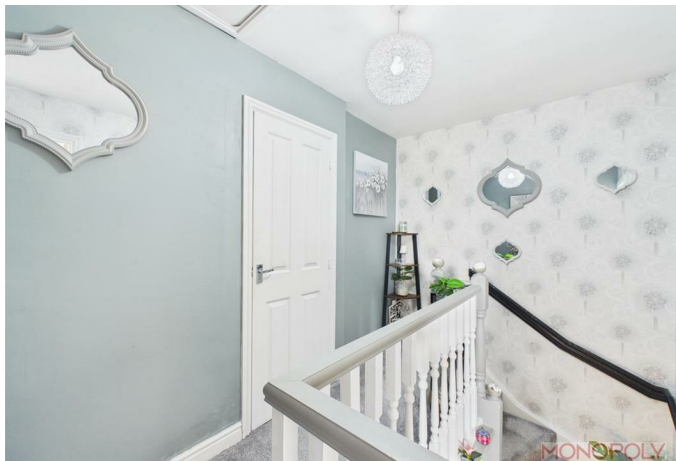
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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





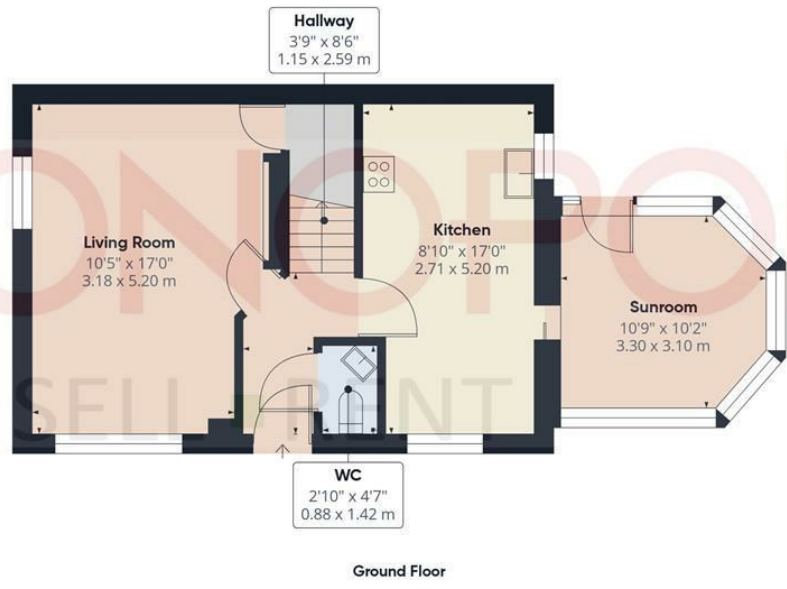
ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any 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.







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Ground Floor



Floor 1



Approximate total area⁽¹⁾
 932 ft²
 86.5 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Future	Future	Current	Future	Future
Very energy efficient - lower running costs (92-95) A			Very environmentally friendly - lower CO ₂ emissions (82-91) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(35-45) D		
(45-54) E			(25-34) E		
(31-44) F			(11-24) F		
(1-30) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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