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Wrexham | LL14 4JB

Offers In Excess Of £220,000

MONOPOLY
BUY ■ SELL ■ RENT

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A fantastic opportunity to purchase a three bedroom detached property situated on a corner plot in a popular residential development within the village of Bersham. The spacious lounge area, kitchen/dining and conservatory; provides ample downstairs living space along with an entrance hall. The first floor comprises a master bedroom with en-suite, two additional bedrooms and a modern family bathroom. Additionally, the property boasts parking for three vehicles plus a garage allowing for easy access and convenience for residents and guests alike. There are pleasant garden areas to the front, side and rear offering a good degree of privacy and sun throughout the day. Daisy Bank Close is located just a short distance from Wrexham with excellent transport links further afield. There are also countryside walks close by including 'Plas Power Woods' featuring two stunning waterfalls. Whether you are looking to settle down in a peaceful neighbourhood or seeking a family-friendly environment, this property is a wonderful opportunity.

- THREE BEDROOM DETACHED
- CORNER PLOT
- NO CHAIN
- LOUNGE AND OPEN PLAN KITCHEN/DINING
- CONSERVATORY
- MASTER WITH EN-SUITE
- DRIVEWAY FOR THREE VEHICLES
- PLEASANT SOUTH FACING GARDEN
- CLOSE TO AMENITIES AND TRANSPORT LINKS
- GARAGE



Entrance Hall

UPVC double glazed door with frosted side panel leading into entrance hall with stairs rising to first floor, door into lounge, carpet flooring, double panelled radiator and ceiling light point.

Lounge

15'5" x 11'3" (4.72m x 3.45m)

A well presented room with uPVC double glazed window to the side and a feature porthole window to the front elevation. Living flame gas fire with granite surround and hearth. Carpeted flooring, ceiling light point and double panelled radiator. Door leading into kitchen/dining area.

Kitchen/Dining Room

15'5" x 12'2" max (4.72m x 3.73m max)

Housing a range of wall, drawer and base units with work surface over. Inset 1 1/2 stainless steel sink unit with drainer and mixer tap over. Integrated appliances to include a dishwasher, electric oven, and a 4 ring electric hob with stainless steel cooker hood over. Space and plumbing for a washing machine and fridge/freezer. Part tiled walls, ceiling light point, hard wearing vinyl flooring, wall mounted gas boiler and uPVC double glazed window to the rear elevation overlooking the garden area. The dining area has carpeted flooring, vertical radiator, a wall and ceiling light point, space for dining table and double glazed uPVC French doors off to the conservatory.

Conservatory

8'5" x 7'4" (2.58m x 2.24m)

UPVC double glazed conservatory with French doors off to the rear garden, tiled flooring, pull down blinds and power sockets.

First Floor Landing

Carpeted stairs rising to first floor landing with access to loft, airing cupboard housing the hot water

tank and shelving, double glazed window and doors off to bedrooms and bathroom.

Bedroom 1

11'11" x 8'9" (3.65m x 2.69m)

UPVC double glazed window to the rear elevation, carpeted flooring, ceiling light point, panelled radiator and door leading into en-suite.

En-Suite

Three piece suite comprising low level WC, wash hand basin, fully tiled shower cubicle with mains shower, part tiled walls and frosted uPVC double glazed window to the rear elevation.

Bedroom 2

9'0" x 8'3" (2.75m x 2.52m)

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

Bedroom 3

8'3" x 6'1" (2.52m x 1.86m)

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

Bathroom

5'5" x 6'6" (1.66m x 1.99m)

Three piece white suite comprising of a low level WC, pedestal wash hand basin and bath with 'Triton' electric shower over, part tiled walls, non-slip flooring, double glazed frosted window, extractor fan, shave point, built in rotating mirror with storage and additional storage drawers. UPVC double glazed window.

Outside

To the front is a tarmacadam driveway with space for three vehicles. With this property having the added benefit of being a corner plot there are





various shrubberies, trees and hedging to the border as well as a gravelled area. The driveway leads to a semi-detached single garage with up and over door, pitched roof, power and lighting. There is access via a wooden gate to the rear garden area which is south facing and achieves sun throughout the day. There is a slabbed patio area surrounding the conservatory with steps leading down to a gravelled area and decking. To the border there are raised bedding area with various trees and shrubberies.

Important Information

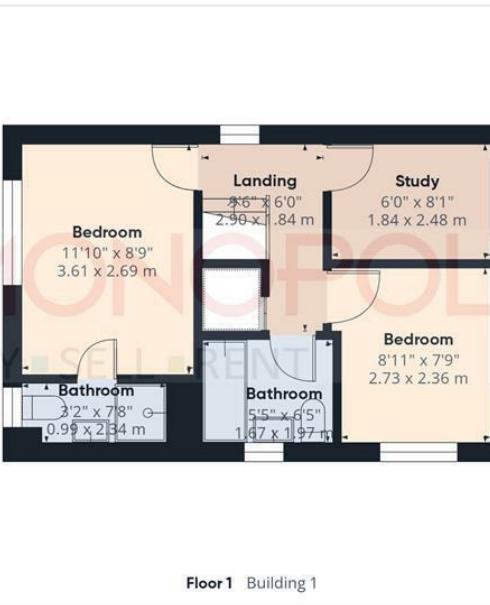
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 details must therefore be taken as a guide only.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

867 ft²

80.4 m

Reduced headroom

$$9 \text{ ft}^2$$

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

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 are based on RICS IPMS 3C standard.

GIRAFFE360



Ground Floor Building 2

MONEY LAUNDERING REGULATIONS 2003

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Very energy efficient - lower running costs

Current Potential

Not energy efficient - higher running costs

EU Directive 2002/31/EC

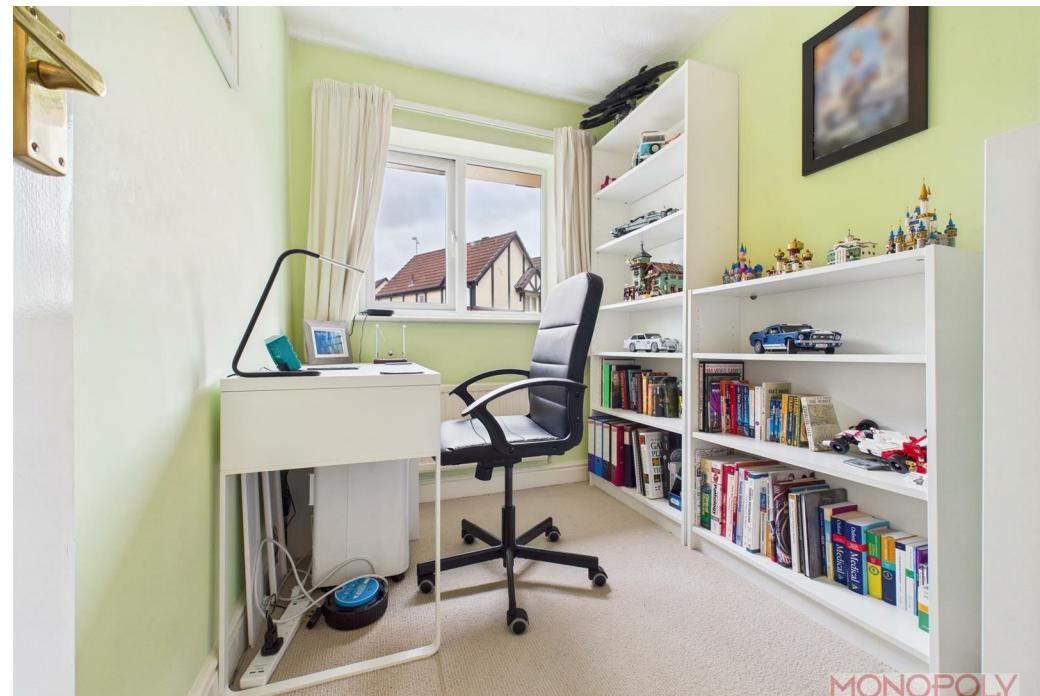
England & Wales

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Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/31/EC





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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