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Wrexham | | LL11 1EL

Offers In Excess Of £215,000

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# 60

Wrexham | | L L I I T E L

A spacious 4 bedroom terraced property located in the heart of Wrexham town centre. This superb property offers attractive features such as parquet flooring, high ceilings, well appointed kitchen and separate utility room, all of which can only truly be appreciated when viewing the property. Situated within Wrexham city centre there are an array of local amenities close to hand as well as good road links out of Wrexham for commuting. In brief the property comprises of; hallway, lounge, dining room, kitchen, downstairs w.c and utility room to the ground floor and 3 bedrooms, nursery/study and bathroom to the first floor.

- A SPACIOUS FOUR BEDROOM TERRACED PROPERTY
- TOWN CENTRE LOCATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- TWO RECEPTION ROOMS
- REAR COURTYARD
- NO CHAIN
- VIEWING HIGHLY RECOMMENDED



## ON THE GROUND FLOOR

Hardwood front door giving access to the Entrance Hallway

### ENTRANCE HALLWAY

Quarry tiled floor, staircase rising off to the first floor, door off to the lounge

### LOUNGE

13'10" x 11'10" (4.239m x 3.615m)

UPVC Double glazed bay window to the front, radiator, parquet flooring, Adam style fire surround with open fire inset.

### DINING ROOM

12'10" x 10'1" (3.923m x 3.094m)

Double doors opening to rear garden, radiator, parkuet flooring, Adam style fire surround

### KITCHEN

12'11" x 10'1" (3.939m x 3.091m)

Fitted kitchen comprising wall and base cupboards with complimentary worktop surfaces, incorporating single bowl stainless steel sink unit with mixer tap, breakfast bar, quarry tiled floor, UPVC Double glazed window to the rear, radiator, door to utility room

### UTILITY ROOM

Wall mounted gas central heating boiler, quarry tiled floor, cupboards, worktop areas, UPVC Double glazed window's and door to rear, radiator,

### CLOAKROOM

With low level w.c., wash hand basin, quarry tiled floor

### FIRST FLOOR LANDING

Access to the loft space, doors off to

### BEDROOM ONE

12'9" x 10'2" (3.902m x 3.110m)

UPVC Double glazed window to the rear, double panel radiator beneath, built in cupboard.

### BEDROOM TWO

11'10" x 10'4" (3.629m x 3.155m)

Two UPVC Double glazed windows to the front, double panel radiator beneath, built in cupboard

### BEDROOM THREE

9'3" x 6'11" (2.820m x 2.122m)

UPVC Double glazed window to the rear, single panel radiator, built in cupboard.

### BEDROOM FOUR/ STUDY

8'6" x 4'9" (2.591m x 1.467m)

UPVC Double glazed window to the front, built in desk top, telephone point.

### FAMILY BATHROOM

Panel enclosed bath with shower over, pedestal wash hand basin, low level w.c., UPVC Double glazed frosted window to the side, radiator, extractor fan, tiled floor.

### FRONT GARDEN

Enclosed front garden area with pathway to the front door.

### REAR GARDEN

Block paved courtyard to the rear screened by feature brick wall and gated access

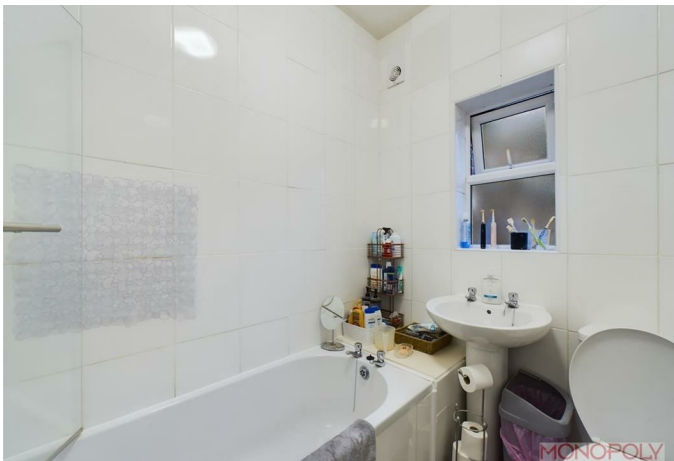
### IMPORTANT INFORMATION

\*Key facts interactive report link available in video tour and brochure sections. \*

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.

**ADDITIONAL INFORMATION**

**\*\*PLEASE NOTE THAT THE PHOTOS WERE TAKEN BEFORE THE CURRENT TENANT MOVED IN TO THE PROPERTY\*\***







(1) Excluding balconies and terraces

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.

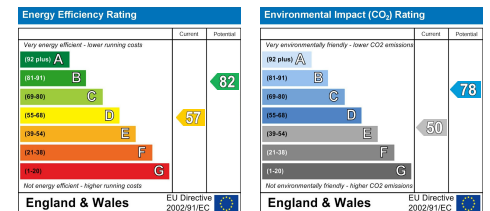
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**MONEY LAUNDERING REGULATIONS 2003**

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.

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