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Wrexham | | LL12 8JX

£345,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

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Situated on a generous corner plot on Ffordd Morgan Llwyd, this impressive four-bedroom detached family home offers spacious and versatile accommodation throughout, complemented by well-maintained gardens, ample off-road parking and a detached garage.

The ground floor comprises a welcoming entrance hall, a spacious living room, a useful home office, utility room and convenient cloakroom/WC. The heart of the home is the recently fitted contemporary kitchen/diner, which opens seamlessly into the conservatory to create a superb open-plan family and entertaining space overlooking the rear garden.

To the first floor are four well-proportioned bedrooms, including a principal bedroom benefiting from an ensuite shower room, together with a family bathroom.

Externally, the property enjoys attractive lawned gardens to the front and side, a private enclosed rear garden with patio seating areas, and a substantial driveway providing ample parking leading to a detached garage.

- FOUR BEDROOM DETACHED FAMILY HOME
- OCCUPYING A GENEROUS CORNER PLOT
- KITCHEN/DINER WITH OPENING THROUGH TO CONSERVATORY
- ENTRANCE HALL AND DOWNSTAIRS WC
- PRINCIPLE BEDROOM WITH ENSUITE
- POPULAR RESIDENTIAL LOCATION
- ENCLOSED GARDENS AND PATIO AREA
- GARAGE AND DRIVEWAY PARKING



Entrance Hall

UPVC door, laminate flooring, stairs, stained glass double glazed window to side, storage cupboard, radiator, doors to

Living Room

Carpet flooring, double glazed window to side, fireplace, radiator

Kitchen/Diner

Range of wall base and drawer units, 1 3/4 stainless steel sink unit, integrated fridge and dishwasher, integrated oven, microwave and hob with extractor fan over, double glazed window to side, radiator, space for dining table, large opening into

Conservatory

Part brick, double glazed windows, remote control fan light, radiator, patio doors out into rear garden

Office

Laminate flooring, double glazed window to front

Downstairs Toilet

A generous downstairs purpose built WC with a two piece suite comprising low-level WC and pedestal wash hand basin. Vinyl flooring, tiled walls, heated towel rail, ceiling light point and UPVC double glazed window to the side.

Utility

Boiler, space for washer/dryer and fridge/freezer, double glazed window to side

First Floor Landing

Carpet flooring, customised stained glass double glazed window, doors to

Bedroom One

Carpet flooring, radiator, double glazed window to front, door to

Ensuite

Three piece suite comprising low-level WC, pedestal wash hand basin and electric shower cubicle. Vinyl flooring, tiled walls, heated towel rail, ceiling light point and UPVC double glazed window to the side.

Bedroom Two

Built in wardrobes with sliding mirrored doors, laminate flooring, radiator, double glazed window to side

Bedroom Three

Carpet flooring, radiator, double glazed window to side, built in shelves

Bedroom Four

Carpet flooring, radiator, double glazed window to rear

Family Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and corner bath with shower over. Vinyl flooring, tiled walls, heated towel rail, ceiling light point and two double glazed windows to the side.

Attic

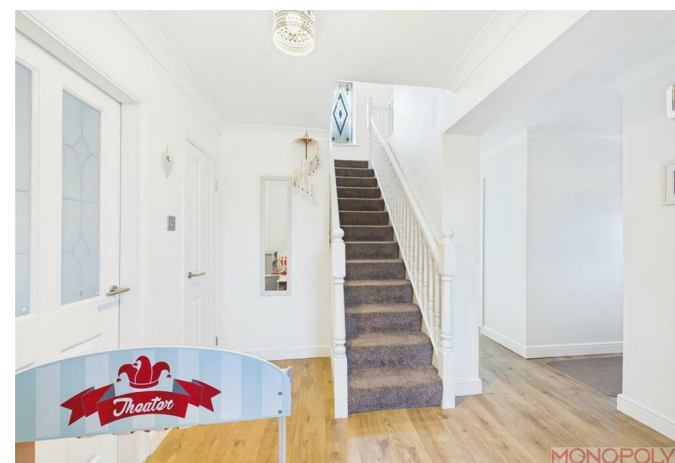
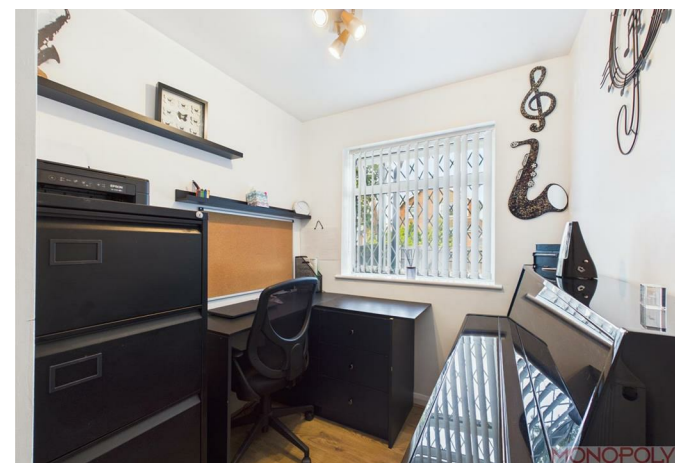
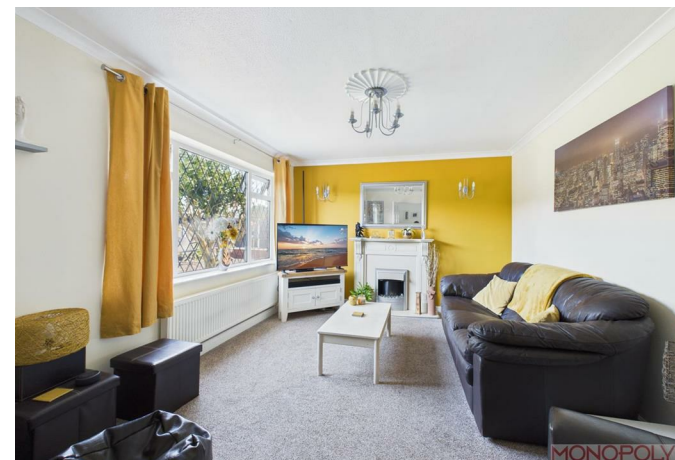
With boarding for storage.

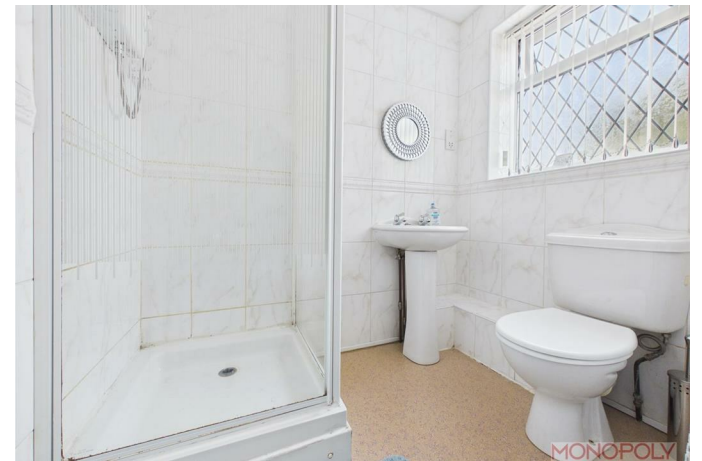
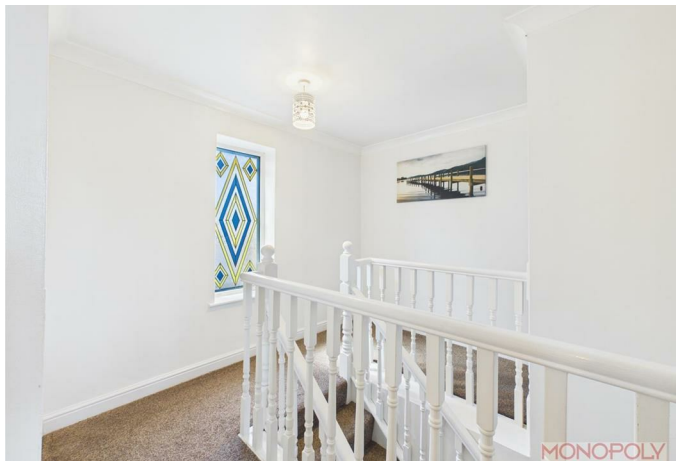
Garage

Big enough to accommodate a vehicle if required with electric up and over door, electric points, storage along one side and to the rear, boarded loft storage area, double glazed window and side door

Outside

To the rear is a decorative paving patio area, pergola covered seating area, raised lawned area, double gates leading to drive and garage, wrap gated around access, outside tap





To the front is a well maintained garden with lawn and pathway leading to front door, outdoor electric socket to the front and outdoor electric socket to the side of the property

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.









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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Future	Current	Future
Very energy efficient - lower running costs 102-91kWh/m ² A		Very environmentally friendly - lower CO ₂ emissions 102-91kWh/m ² A	
91-81kWh/m ² B		81-61kWh/m ² B	
80-69kWh/m ² C		60-40kWh/m ² C	
55-45kWh/m ² D		35-15kWh/m ² D	
44-34kWh/m ² E		14-10kWh/m ² E	
33-23kWh/m ² F		9-6kWh/m ² F	
22-12kWh/m ² G		5-2kWh/m ² 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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