



78

Wrexham | | LL12 7AH

Offers In Excess Of £325,000

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A fantastic opportunity to purchase a 4 bedroom semi-detached property in one of Wrexham's most desirable addresses. The property offers spacious and versatile living accommodation with 2 reception rooms, attractive kitchen, 4 bedrooms and a generous rear garden, all of which must be viewed to be fully appreciated. The property sits within walking distance of Wrexham city centre so benefits from a wealth of local amenities close to hand including schools, shops and has good access to road links for commuting. In brief the property comprises of; hallway, lounge, family room, kitchen, utility room and downstairs w.c to the ground floor and 4 bedrooms and bathroom to the first floor.

- A spacious 4 bedroom semi-detached family home
- 2 Reception rooms
- Well appointed kitchen and bathroom
- Generous rear garden
- Desirable location
- Walking distance to Wrexham city centre
- Ample off road parking and single garage
- VIEWING HIGHLY RECOMMENDED



Hallway

With original parquet flooring, stairs off to the first floor, door to an under stairs storage cupboard.

Lounge

With the continuation of the attractive original parquet flooring, double glazed bay window to the front.

Family Room

Open plan off the kitchen, being spacious and well presented with a feature fireplace with inset living flame gas fire, tiled surround and hearth and timber mantel, attractive wood effect herringbone flooring, double glazed french doors off to the rear garden.

Kitchen

Fitted with a range of matching wall, drawer and base units, solid wood work surface incorporating a breakfast bar area, inset 1 1/4 sink and drainer, space for a fridge/freezer, freestanding cooker with dual electric oven and 5 ring gas hob, tiled flooring, space for a large fridge/freezer, 2 double glazed windows.

Rear Porch

With tiled flooring, two doors one to the side of the property and one off to the rear garden, doors to the utility area and downstairs w.c.

Utility Area

With plumbing for a washing machine, space for a dryer, double glazed window, storage cupboard.

Downstairs W.C

Fitted with a low level w.c, tiled flooring, double glazed window.

First Floor Landing

A spacious landing with a double glazed window to the side, carpeted flooring, access to the loft space.

Bedroom 1

Spacious with a double glazed bay window to the front, carpeted flooring.

Bedroom 2

Another good size bedroom with a double glazed window to the rear, carpeted flooring.

Bedroom 3

A double bedroom with a double glazed window to the rear, carpeted flooring.

Bedroom 4

With a double glazed window to the front, carpeted flooring.

Bathroom

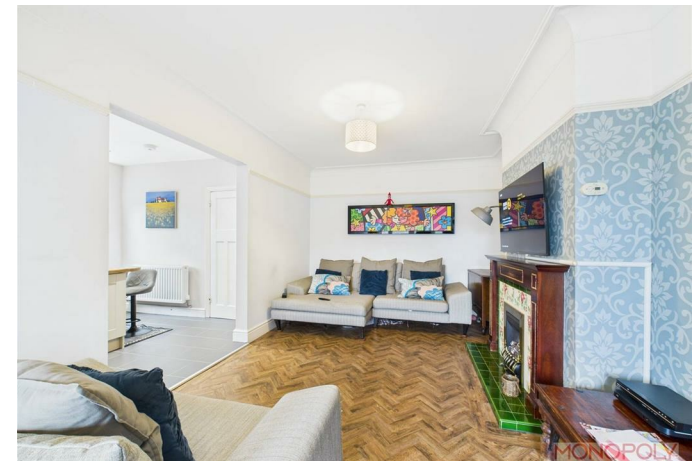
Well appointed with a 4 piece suite comprising of a low level w.c, pedestal wash hand basin, bath, large walk in shower, fully tiled walls, 2 double glazed windows, tiled flooring.

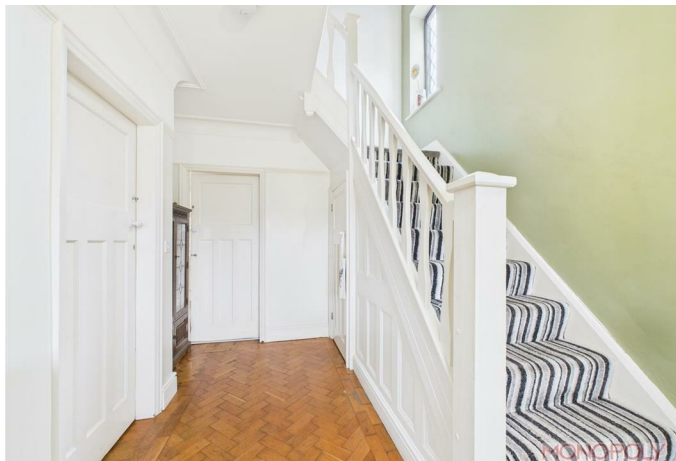
Rear Garden

A real feature to this property is the generous rear garden with a large paved patio moving on to a good size lawned garden with well established borders.

Front

To the front is a good size lawned garden with a tarmac driveway to the side providing off road parking and leading to a detached single garage.











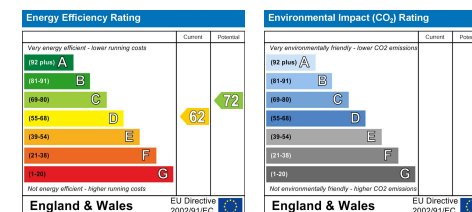


MONEY LAUNDERING REGULATIONS 2003

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 MISDESCRIPTORS 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.







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