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Wrexham || LL11 4DL

£259,950

MONOPOLY[®]

BUY ■ SELL ■ RENT

MONOPOLY

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Wrexham | | LLI | 4DL

Situated within a cul-de-sac in the popular residential area of Bradley is this extended four bedroom semi-detached family home, presented in excellent condition throughout and offering spacious and versatile accommodation ideal for modern family living. In brief, the property comprises a welcoming entrance hallway, a modern kitchen with utility area and rear hallway, spacious living room opening into the dining room, and an additional garden room/home office, providing excellent flexibility for those working from home or requiring additional living space. To the first floor, the landing leads to four well-proportioned bedrooms, a shower room and a separate bathroom. Externally, the property benefits from well-maintained gardens to the front and rear, featuring established shrubs and planting, creating attractive outdoor spaces. A driveway provides convenient off-road parking. Cedar Close is conveniently situated within Bradley, a popular residential location with a range of local amenities close to hand, including shops, schools, medical centres and eateries. The nearby villages of Gwersyllt and Llay provide further amenities, whilst Wrexham City Centre is just a short drive away. The area is well placed for commuters, with excellent transport links via the A483 providing easy access to Chester, Oswestry and the wider North West, along with regular public transport routes nearby.

- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- EXTENDED WITH GENEROUS LIVING ACCOMODATION
- LIVING ROOM AND DINING ROOM
- KITCHEN, UTILITY AND REAR HALL AREA
- GARDEN ROOM/OFFICE
- BATHROOM AND SHOWER ROOM
- GARDENS TO FRONT AND REAR
- DRIVEWAY
- CUL-DE-SAC LOCATION IN BRADLEY
- CLOSE TO AMENITIES AND TRANSPORT LINKS



Accommodation to ground floor

The property is accessed via a UPVC double glazed and frosted front with matching side window which opens to the entrance hallway.

Entrance Hallway

With wood effect laminate flooring, radiator, cloaks cupboard and staircase rising off to the first floor accommodation.

Living Room

UPVC double glazed window to the front. Adam style fireplace with marble hearth and electric fire inset, carpeted flooring, under stairs cupboard and opening into dining room.

Dining Room

With UPVC Double glazed sliding doors into garden room, carpeted flooring, ceiling light point, radiator,

Garden Room

UPVC double glazed windows to the rear, wood effect laminate flooring, recessed LED lighting, radiator, UPVC Double glazed French style doors to the rear garden.

Kitchen

Housing a range of wall, drawer and base units with complementary worktop surfaces, incorporating a breakfast bar. Space for cooker with extractor over. Opening into a utility area with space for further appliances. An inner hallway leads to UPVC Double glazed French doors to garden and garden room. Tiled flooring, ceiling light points, sink unit and uPVC double glazed window to the rear.

Landing Area

Spacious landing area with access to loft space which is part boarded, carpeted flooring, ceiling light point and doors to bedrooms and bathroom.

Bedroom One

UPVC double glazed window to front, Oak wood flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window to rear, carpeted flooring, built in storage cupboard, ceiling light point and radiator.

Bedroom Three

UPVC double glazed window to front, carpeted flooring, ceiling light point and single panel radiator.

Bedroom Four

UPVC double glazed window, laminate flooring, ceiling light point and radiator.

Bathroom

Three piece suite comprising low-level WC, wash hand basin and panelled bath with shower over. ladder style radiator/ towel rail, ceiling light point and UPVC double glazed frosted window to rear.

Shower Room

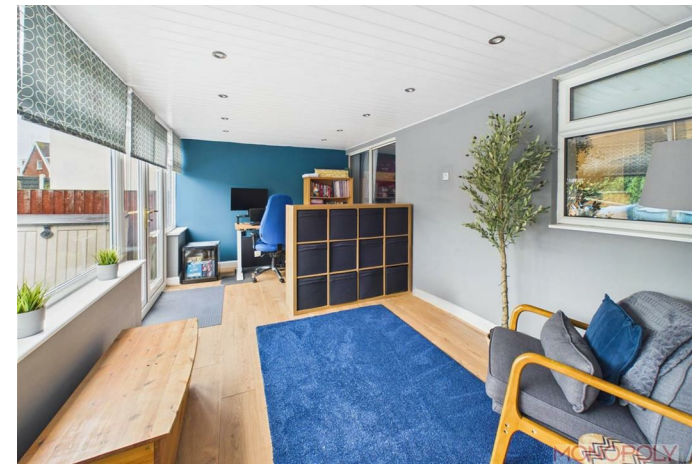
Three piece suite comprising low-level WC, wash hand basin and enclosed corner shower cubicle. Ladder style radiator/towel rail, ceiling light point, extractor fan and UPVC double glazed and frosted window to the rear.

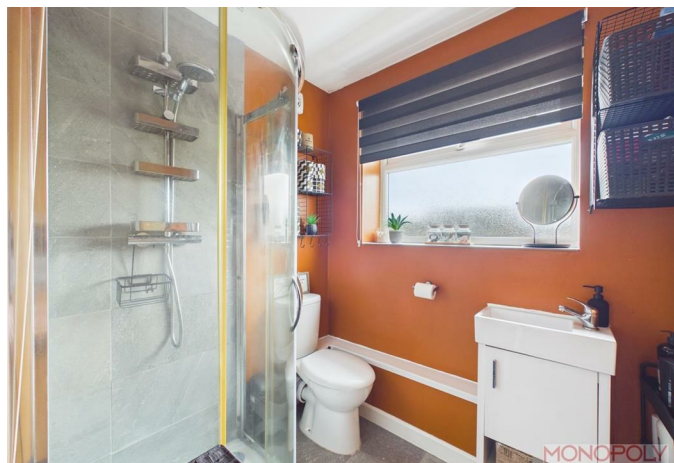
Outside

To the rear is a landscaped garden area with a paved patio area, raised decking and lawned garden. There are established trees and shrubberies, outside tap, lighting and fencing to the boundary for security and privacy. To the front there is a lawned garden and driveway.

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.



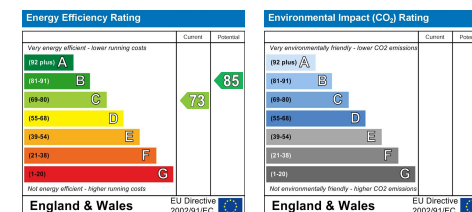


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