



28

Wrexham | | LL13 9HY

£130,000

**MONOPOLY**<sup>®</sup>

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# 28

Wrexham | | LL13 9HY

A superb opportunity to purchase a 3 bedroom semi-detached property situated on the outskirts of Wrexham city centre. The property does require some internal modernisation but has fantastic potential, offering 3 double bedrooms, gas central heating, off road parking and a single garage. The property is located close to Wrexham city centre so has numerous local amenities close to hand including schools, shops and has excellent road links to Wrexham industrial estate and major road routes for commuting.

- A 3 bedroom semi-detached property
- Requiring some internal modernisation
- Fantastic Potential
- 3 Double bedrooms
- Off road parking
- Single garage
- NO CHAIN
- VIEWING HIGHLY RECOMMENDED



### Hallway

With carpeted flooring, stairs off to the first floor, door into the lounge and kitchen.

### Lounge

With inset electric fire, carpeted flooring, double glazed window to the rear, opening into the dining area.

### Dining Room

With carpeted flooring, double glazed french doors off to the rear garden.

### Kitchen

Fitted with wall, drawer and base units, working surface with inset stainless steel sink and drainer, space for a cooker, extractor fan, double glazed window to the front, tiled flooring, part tiled walls, door off to the side.

### External Passageway

A door off the kitchen and the front of the property opens to a covered passageway which has an outside store, large storage area with plumbing for a washing machine, wall mounted gas boiler, door to a w.c.

### W.C

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

### First Floor Landing

With 2 double glazed windows to the front, access to the loft space, carpeted flooring.

### Bedroom 1

With a double glazed window to the rear, door to a built in wardrobe and cupboard housing the hot water tank, carpeted flooring.

### Bedroom 2

A good size double bedroom with 2 double glazed windows, carpeted flooring.

### Bedroom 3

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

### Bathroom

Fitted with a wash hand basin with vanity unit under, bath with shower over, fully tiled walls, double glazed window.

### Separate W.C

With a low level w.c, fully tiled walls, double glazed window.

### Outside

To the rear is predominantly lawned garden with well established planted borders. To the front is a good size lawned garden with a paved driveway to the side providing off road parking and leading to a single garage.

### 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

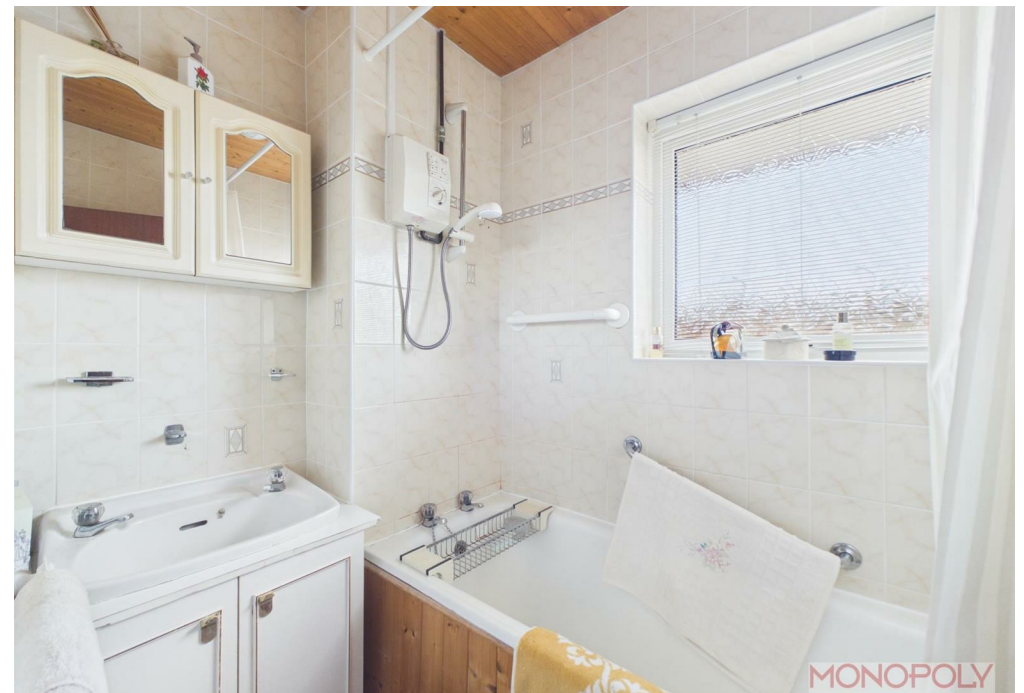
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.

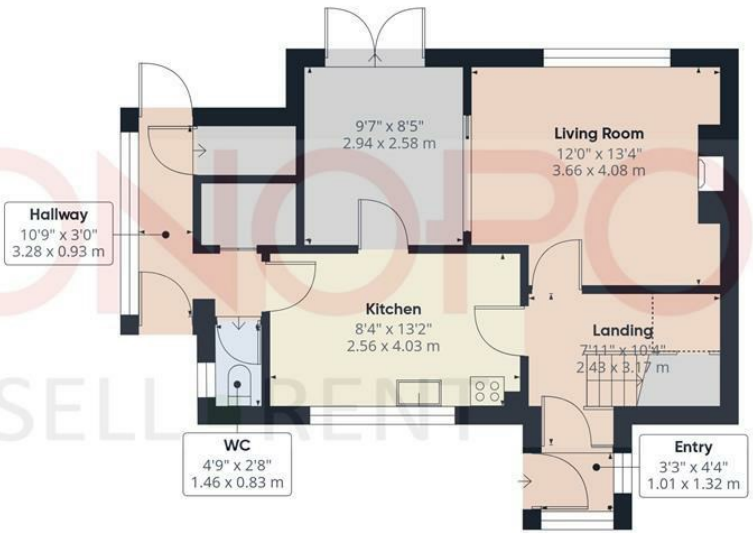
A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check 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



Floor 1



Approximate total area<sup>(1)</sup>  
 961 ft<sup>2</sup>  
 89.4 m<sup>2</sup>

Reduced headroom  
 11 ft<sup>2</sup>  
 1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Future	Future	Current	Future	Future
Very energy efficient - lower running costs 92-95% <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions 82-91% <b>A</b>		
91-91% <b>B</b>			81-91% <b>B</b>		
89-90% <b>C</b>			79-90% <b>C</b>		
85-89% <b>D</b>			75-89% <b>D</b>		
82-84% <b>E</b>			72-84% <b>E</b>		
81-81% <b>F</b>			71-81% <b>F</b>		
79-80% <b>G</b>			71-80% <b>G</b>		
Not energy efficient - higher running costs 79-80% <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions 71-80% <b>G</b>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





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