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Wrexham | | LL13 7QW

£450,000

MONOPOLY
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Located on Coed Y Glyn, backing onto Erddig Park, National Trust Estate, this impressive five-bedroom detached home offers generous living space in a highly desirable setting ideal for families seeking both space and convenience.
The property welcomes you with a spacious entrance hallway leading to a generous living room with sliding doors to the rear garden, a separate dining room, kitchen with adjoining utility room, downstairs WC, and integral garage. A conservatory provides an additional versatile living space with a door onto the rear garden. To the first floor there are five well-proportioned bedrooms, including a principal room with en-suite shower room, along with a three-piece family bathroom.
Externally, the property benefits from a driveway providing parking for two-to-three vehicles, a well-maintained front garden, and side access to the rear. The impressive south-facing rear garden offers a great sense of privacy and space, featuring a generous lawn, mature trees and shrubberies, multiple patio areas, a greenhouse, and garden shed. Backing onto woodland, the garden enjoys excellent privacy and offers easy access to Erddig Park, a National Trust estate offering scenic parkland, woodland walks, and riverside trails, perfect for family outings, dog walking and running.
Coed Y Glyn is a highly regarded and well-established residential area, popular with families due to its peaceful setting and convenient access to local amenities. The location benefits from being within easy reach of Wrexham City Centre, reputable primary and secondary schools, shopping facilities and great transport links.
NO CHAIN!!!

- IMPRESSIVE FIVE-BEDROOM DETACHED PROPERTY
- BACKING ONTO ERDDIG PARK NATIONAL TRUST ESTATE
- KITCHEN AND UTLITY
- SPACIOUS LIVING ROOM
- DINING ROOM
- DOWNSTAIRS W.C.
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER
- EXCEPTIONALLY WELL-MAINTAINED GARDENS
- DRIVEWAY AND GARAGE
- NO CHAIN!

Entrance Porch
Covered entrance porch with outdoor light, paved slabs, partially glazed panel and entrance door.

Entrance Hallway
Welcoming entrance hallway with wood flooring, double doors into a cloakroom storage cupboard, radiator, ceiling light point and doors into the lounge, dining room, downstairs W.C., garage and kitchen. Open-tread staircase leading to the first floor.

Living Room
Spacious living room with uPVC double glazed window to the front elevation, electric fireplace set on a stone and slate hearth with matching stone surround, uPVC sliding doors to the rear elevation, two radiators, ceiling light point and carpet flooring.

Dining Room
Ample sized dining room with uPVC double glazed window to the rear elevation, continuation of wood flooring, ceiling light point and radiator.

Kitchen
Housing a range of wall, drawer and base units with complimentary worktop over incorporating a 1.5 sink and drainer unit. Integrated appliances to include 'BOSCH' electric oven and grill, four ring induction hob with extractor over and space for a dishwasher. Tiled flooring and tiled splash backs, radiator, under-cabinet lighting, ceiling light point, uPVC double glazed window to the rear elevation and door into the utility.

Utility
Useful utility space featuring a range of wall, drawer and base units with complimentary worktop over, space and plumbing for a washing machine, space for a fridge-freezer, tiled flooring and door into the conservatory.

Conservatory
Triple-aspect conservatory featuring tiled flooring, ceiling light point and door to the rear garden.

Downstairs W.C
Two-piece suite comprising a low-level W.C and pedestal hand wash basin. Ceiling spotlights, ceiling light points, tiled flooring and wall sand uPVC double glazed window to the front elevation.

Landing Area
Access to the loft, two cupboards with one housing the hot water tank, radiator, ceiling light point and doors off to the bedrooms and bathroom.

Bedroom One
Spacious principal suite featuring uPVC double glazed window to the rear elevation, built-in wardrobes and vanity unit, radiator, ceiling light point, carpet flooring and opening into the en-suite.

En-suite
Two-piece suite comprising a shower and sink set in base units with complimentary worktop over. Heated towel rail, ceiling spotlights, tiled flooring ad part tiled walls. UPVC double glazed window to the side elevation.

Bedroom Two
UPVC double glazed window to the front elevation, radiator, ceiling light point and carpet flooring.

Bedroom Three
UPVC double glazed window to the rear elevation, built-in wardrobes, radiator, ceiling light point and carpet flooring.

Bedroom Four
UPVC double glazed window to the front elevation, radiator, ceiling light point and carpet flooring.

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Bedroom Five/Reading Room/Home Office
UPVC double glazed window to the side elevation, built-in book case, feature fireplace, radiator, ceiling light point and carpet flooring.

Bathroom
Three-piece suite comprising a low-level W.C., pedestal hand wash basin and panelled bath. Radiator, ceiling light point, tiled flooring, part tiled walls and uPVC double glazed window to the side elevation.

Outside
To the front of the property is a tarmacadam driveway suitable for two-to-three vehicles, which leads to the garage. There is a well-maintained front garden, predominantly lawn featuring a range of established trees and shrubberies as well as an additional decorative stone area.
There is rear access via a side gate, where a paved path gives access to the external garage door and rear garden.
The impressive rear garden features a well-maintained lawn bordered by a variety of mature trees and established shrubs. There are two patio areas along with an additional patio space housing a greenhouse. A garden shed is positioned at the bottom of the garden. Enjoying a desirable south-facing aspect, the garden offers excellent rear privacy as it backs directly onto woodland, with easy access to Erddig Park National Trust Estate.

Garage
Single garage with electric roller door, gas 'Worcester' boiler, power and lighting. Internal and external pedestrian doors.

IMPORTANT INFORMATION
*Material Information interactive report available in brochure section. *
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.
MORTGAGES
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.
Please remember that you should not borrow more than you can safely afford.
Your home maybe repossessed if you do not keep up repayments on your mortgage

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Ground Floor

Floor 1

Approximate total area(1)

2015 ft²

187.1 m²

Reduced headroom

16 ft²

1.5 m²

(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.

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MONEY LAUNDERING REGULATIONS 2003

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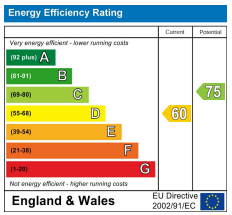

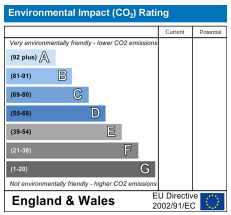

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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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