



75

Wrexham | | LL11 2TB

£240,000

MONOPOLY[®]

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A beautifully presented 2 bedroom semi-detached property situated in the desirable area of Garden Village, close to Wrexham city centre. This excellent property offers exemplary living accommodation, offering 2 double bedrooms, kitchen/dining room, 4 piece bathroom suite, good size rear garden and ample off road parking, all of which can only truly be appreciated when viewing the property. Located in Garden Village which has a number of local amenities close to hand including local shops, primary school, excellent road links to both Wrexham and Chester either via car or the frequent bus service. In brief the property comprises of; front porch, lounge and kitchen/dining room to the ground floor and 2 bedrooms and bathroom to the first floor.

- A beautifully presented 2 bedroom semi-detached property
- Kitchen/Dining Room
- 2 Double Bedrooms
- Good size, well maintained rear garden
- Off road parking
- Desirable location



Lounge

Immaculately presented with double glazed french doors off to the rear garden, double glazed window to the front, feature fire recess with tiled hearth and thick wooden mantel, wood effect flooring.

Kitchen/Dining Room

Well appointed with a range of wall, drawer and base units, working surface with stainless steel sink and drainer, integrated fridge/freezer, built in electric oven, 4 ring gas hob, extractor fan, wall mounted gas combination boiler, part tiled walls, plumbing for a washing machine, tiled flooring, doors to storage cupboard, 2 double glazed window, door off to the rear rear garden.

First Floor Landing

With a double glazed window to the rear, carpeted flooring, access to the loft space.

Bedroom 1

Stylishly presented with 2 double glazed windows to the side, fitted wardrobes with sliding doors, double doors to a built in storage cupboard, carpeted flooring.

Bedroom 2

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

Bathroom

Fitted with a 4 piece suite comprising of a low level w.c, pedestal wash hand basin, bath, separate shower cubicle, fully tiled walls, tiled flooring, double glazed window.

Rear Garden

A good size, well maintained garden with a raised paved patio, steps down to a lawned garden and decked seating area. There is a large timber shed and gated access to the front.

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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Ground Floor



Floor 1



Approximate total area⁽¹⁾
 676 ft²
 62.8 m²

(1) Excluding balconies and terraces

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

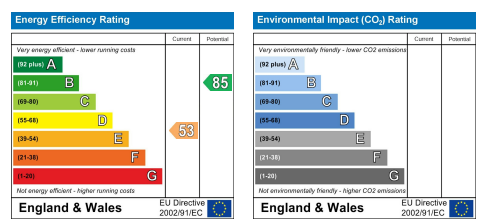
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MONEY LAUNDERING REGULATIONS 2003

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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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