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Cross Lanes | Wrexham | LL13 0UZ

£475,000

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An impressive, large 4 bedroom detached family house, located on a prestigious development in the desirable village of Cross Lanes, Wrexham.

The property benefits from a large corner plot with a walled rear garden offering privacy and the opportunity to relax and rejuvenate. The proportions throughout the property are very generous, plus the current owners have been upgrading the property in recent years to include a striking contemporary kitchen (and utility) with bi-folds to the garden fitted in 2020 to a high specification, refurbed downstairs toilet. New skirting and internal doors throughout the majority of the home, plus new balustrades, all in light oak. The owners have also made eco additions including solar panels (with annual payments back from the grid) and air-source (there is also mains gas at the property).

The property briefly comprises: porch/home office, hallway, lounge, dining room/family room, conservatory, kitchen/dining, utility and downstairs toilet to the ground floor. To the first floor there are 4 double bedrooms, en-suite to the principal, family bathroom and spacious landing. Viewing Highly Recommended

- Large Executive Style 4 Bedroom, 2 bath Detached House
- Located on a Presigious Development in Desirable Cross Lanes
- Large Corner Plot with Walled Garden to the Rear
- Striking Contemporary Kitchen Fitted 2020
- Solar Panels and Air Source plus Gas
- Recent upgrades including Light Oak internal doors, skirting and ballustrade
- Viewing Highly Recommended



### **Porch**

Large porch currently used as an office. Upvc entrance door from the front, tiled floor, window to the side, door to the hallway.

### **Hallway**

Parque flooring. Light Oak stairs to the first floor. Light Oak Doors to the lounge, dining room, kitchen, downstairs toilet, porch and garage.

### **Lounge**

With feature fireplace and large log burner (which is linked in to the heating system therefore reducing the heating bills when lit). Patio doors to the conservatory, double doors to the dining room. Carpeted flooring, coving.

### **Dining Room/Family Room**

Patio doors to the conservatory, double doors to the lounge, carpeted flooring, coving.

### **Conservatory**

Crossing the dining room and lounge, low brick wall to the base with perspex roof. Tiled floor, wooden double doors to the garden.

### **Kitchen/Diner**

Striking contemporary kitchen fitted in 2020. Wide range of Dark Grey high gloss wall, base and drawer units with white quartz work top and breakfast bar. Integrated 2 x ovens, microwave, dishwasher and fridge/freezer plus 5 ring hob built into the island. Island with copper finish to the drawer fronts and end panels. Plenty of room for family table and chairs. Bi-fold doors to the garden, door to the utility. Tiled floor, window to the side with 1.25 inset sink unit beneath.

### **Utility Room**

Wall and base units to match the kitchen. Stainless

steel sink and drainer, box unit for shoes with coat hooks over. External door to the side of the property.

### **Downstairs toilet**

Recently refitted with white toilet and wash hand basin, contemporary slate style tiles to the floor with complementary part wall tiles. Window to the side elevation with obscure glass

### **Principal Bedroom**

Large bedroom with extensive built in wardrobes with folding doors. Two windows overlooking the garden. Carpeted flooring. Door to the en-suite.

### **En-Suite**

Larger than average en-suite with walk in shower, toilet and wash hand basin. Fully tiled in travertine style tiling. Window to the side elevation.

### **Bedroom 2**

Generous double bedroom with built in wardrobes. Carpeted flooring, window to the front elevation.

### **Bedroom 3**

Good sized double bedroom, carpeted flooring, window to the rear elevation.

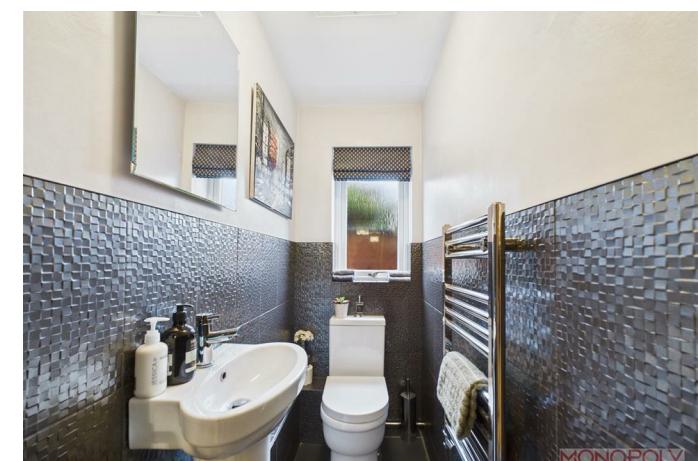
### **Bedroom 4/Home office**

Smaller double bedroom with window to the front elevation. Currently used as a home office. Carpeted flooring.

### **Family Bathroom**

Fully tiled bathroom with a white 3 piece suite comprising; deep bath with central taps and hand held shower, electric shower over bath with glass style screen, toilet and wash hand basin. Window to the side elevation.





#### **Garage**

Oversized double garage with two single up and over doors. Currently the rear is set up as an additional utility room with the washing machine (the current owner has said, there is also plumbing in the utility room for the washing machine if a buyer prefers it there). External door to the side elevation.

#### **Gardens**

The property is situated upon a large corner plot with large open plan lawn and shrubs to the front. There is a path to the side of the property leading to the rear garden which is walled to all sides providing a high level of privacy and has double gates leading to a hard standing for additional parking. The garden itself has a large lawned area with flower borders to the edges, there are some raised beds for growing vegetables etc. There is a large sectioned off area to the side of the house used as a utility area with fenced pet run.

#### **Parking**

Double width front drive, plus double gates leading onto a hard standing for an additional parking area in the rear garden.

#### **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.

#### **ADDITIONAL INFORMATION**

Additional information for buyers such as the title plan, broadband information, EPC are available on the home buyers report which can be found in a weblink within the details.









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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs	(92 plus) A	88	91
(81-91) B	C		
(69-80) D	E		
(55-68) F	G		
(21-50) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Prospective
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B	C		
(69-80) D	E		
(55-68) F	G		
(21-50) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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