



51

Wrexham | | LL13 7US

£185,000

**MONOPOLY**<sup>®</sup>

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# 51

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Situated within walking distance of Wrexham City Centre, 51 Princess Street is an excellent three bedroom home offered for sale with the added benefit of no onward chain. The property provides spacious and versatile accommodation throughout, making it an ideal purchase for first time buyers, families or investors alike. In brief, the accommodation comprises an entrance hallway, living room, separate dining room, modern open-plan kitchen/dining area, three bedrooms and a family bathroom. There is also potential to convert the loft space, subject to any necessary planning permissions and building regulations. Externally, the property benefits from on-street parking and a lawned rear garden, providing a pleasant outdoor space. Princess Street is conveniently located just a short walk from Wrexham City Centre, where a wealth of amenities can be found, including shops, schools, restaurants, cafés and leisure facilities. Erddig National Trust is also within easy reach, offering beautiful walks and open green space, making the location ideal for those seeking both city convenience and access to the outdoors. The A483 is only a short drive away, providing excellent links towards Chester, Oswestry and further afield.

- THREE BEDROOM TERRACED HOME WITH NO ONWARD CHAIN
- LIVING AND SITTING ROOM
- OPEN PLAN KITCHEN/DINING/UTILITY AREA
- MODERN BATHROOM
- RENOVATIONS COMPLETED
- LAWNED GARDEN TO THE REAR
- PERFECT FIRST TIME BUY/INVESTMENT
- CLOSE TO WREXHAM CITY CENTRE



### Entrance Hallway

UPVC double glazed door leads into entrance hallway with two ceiling light points, radiator, wooden laminate flooring, stairs to first floor and doors to living room and sitting room.

### Living Room

UPVC double glazed window to the front. Alcove storage area. Carpeted flooring, recessed LED lighting and radiator.

### Sitting Room

UPVC double glazed window to the rear, under-stairs storage cupboard, wooden laminate flooring, recessed LED lighting and door into kitchen.

### Open Plan Kitchen/Dining/Utility Area

Housing a range of modern wall, drawer and base units with complimentary work surface over incorporating a breakfast bar area. Integrated oven, hob, extractor, dishwasher and 1.5 stainless steel sink unit with mixer tap over. Opening into dining area with uPVC double glazed doors to rear and windows to the side. Space and plumbing for washing machine and tumble dryer with built in work surfaces. Recessed LED lighting, radiator and tiled flooring.

### Landing Area

Carpeted flooring, access to loft room, ceiling lights, radiator, doors to bedrooms and bathroom.

### Bedroom One

UPVC double glazed window to the rear, carpeted flooring, ceiling light point, wall lights and radiator.

### Bedroom Two

UPVC double glazed window to the front, carpeted flooring, ceiling light point and panelled radiator.

### Bedroom Three

UPVC double glazed window to the front carpeted flooring, panelled radiator and ceiling light point.

### Bathroom

Three piece suite comprising low-level WC, wash hand basin and bath with modern spa shower over. LVT flooring, heated towel rail, ceiling light point, brick-style splash-back tiling and uPVC double glazed frosted window to the front.

### Outside

To the front there is a courtyard area. A shared pathway leads alongside the property. The rear garden is mainly laid to lawn with a paved patio and raised decked seating area with pergola over. There is fencing to the boundary for added security and privacy along with a side gate for access.

### Additional Information

The property has undergone some renovations including kitchen/dining/utility area, bathroom, replastering and decoration throughout.

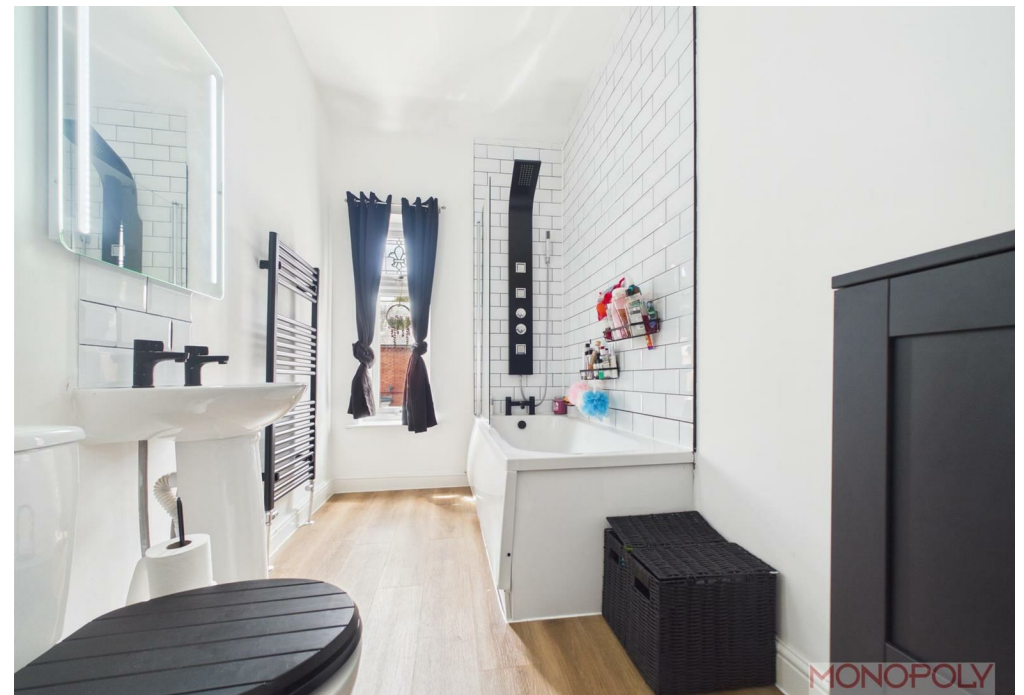
### Important Information

**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.



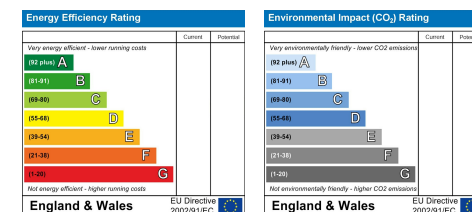


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