



25

Wrexham | | LL12 0LG

Offers In Excess Of £525,000

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY
BUY ■ SELL ■ RENT



25

Wrexham | | LL12 0LG

Set within the desirable village of Burton, this impressive five-bedroom, two-bathroom detached family home offers spacious, versatile, and beautifully presented accommodation throughout. Perfect for modern family living, the property features a generous open-plan kitchen/dining room, two additional reception rooms, and a conservatory, creating a superb balance of social and private spaces. The accommodation briefly comprises an entrance hallway, downstairs WC, lounge, sitting room, conservatory, and kitchen/dining room to the ground floor. To the first floor are five well-proportioned bedrooms, including a principal bedroom with en-suite, and a modern family bathroom. Externally, the property enjoys well-maintained and generous gardens, offering plenty of outdoor space for relaxation and entertaining, along with ample off-road parking. The peaceful village of Burton neighbours Rossett, a highly regarded area offering a range of local amenities including boutique shops, popular pubs and restaurants, and well-regarded primary and secondary schools. The property also benefits from excellent road links via the A483, providing easy access to Wrexham, Chester, and the North Wales coast, making it an ideal choice for families and commuters alike.

- FIVE BEDROOM DETACHED FAMILY HOME
- SPACIOUS AND VERSATILE LIVING ACCOMODATION
- WELL PRESENTED THROUGHOUT
- SPACIOUS KITCHEN/DINING AREA
- LOUNGE AND SITTING ROOM
- GENEROUS WELL MAINTAINED GARDENS
- PRINCIPAL WITH EN-SUITE
- DESIRABLE VILLAGE LOCATION
- SUNROOM
- DRIVEWAY AND GARAGE



Hallway

A lovely wide hallway with tiled flooring, stairs off to the first floor, double doors to a large storage cupboard.

Downstairs W.C

Fitted with a low level w.c, wash hand basin, tiled flooring.

Lounge

A spacious and well presented lounge with a double glazed window to the front, brick fireplace with inset living flame gas fire, carpeted flooring, sliding doors into the conservatory.

Conservatory

With timber framed double glazed windows and doors opening to the rear garden, tiled flooring.

Sitting Room

Beautifully presented with a double glazed window to the rear, carpeted flooring.

Kitchen/Dining Room

An impressively spacious kitchen fitted with a comprehensive range of matching wall, drawer and base units, ample working surface with inset 1 1/4 sink and drainer with 'pull out' mixer tap over, central island with units under as well as the built in electric oven, integrated refrigerator and freezer, as well as an integrated dishwasher, washing machine and another refrigerator within the other kitchen units, tiled flooring, 2 double glazed windows, door off to the side, door off to the side of the property, door into the integral garage.

First Floor Landing

With carpeted flooring, access to the loft space, door to an airing cupboard housing the hot water tank.

Bedroom 1

A spacious bedroom with a range of fitted wardrobes, drawers and dressing table, double glazed window to the front, carpeted flooring.

En-Suite

Well appointed with a modern white suite comprising of a low level w.c with concealed cistern, wash hand basin with vanity unit under, large shower cubicle, fully tiled walls, tiled flooring, double glazed window.

Bedroom 2

Again spacious with a double glazed window to the rear, carpeted flooring, fitted wardrobes.

Bedroom 3

With a double glazed window to the rear, carpeted flooring, built in wardrobes with double doors.

Bedroom 4

With a double glazed window to the front, carpeted flooring, fitted wardrobes,, drawers, desk and book shelf.

Bedroom 5

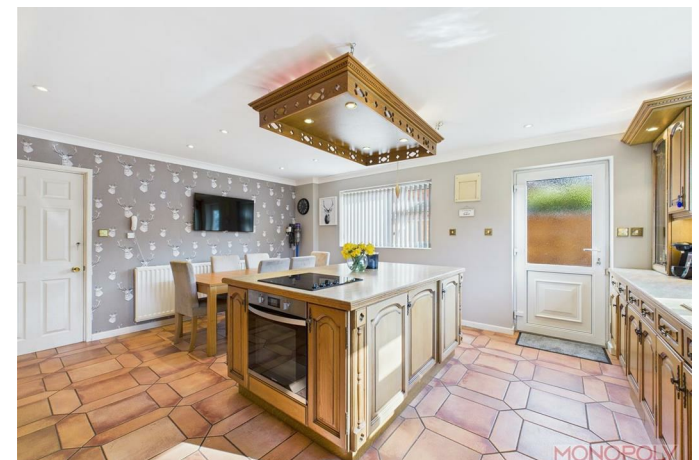
With sloping ceiling to one side, carpeted flooring, double glazed window to the rear.

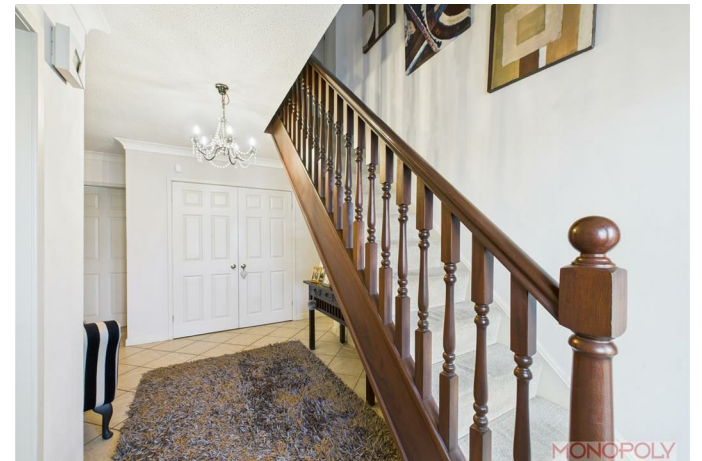
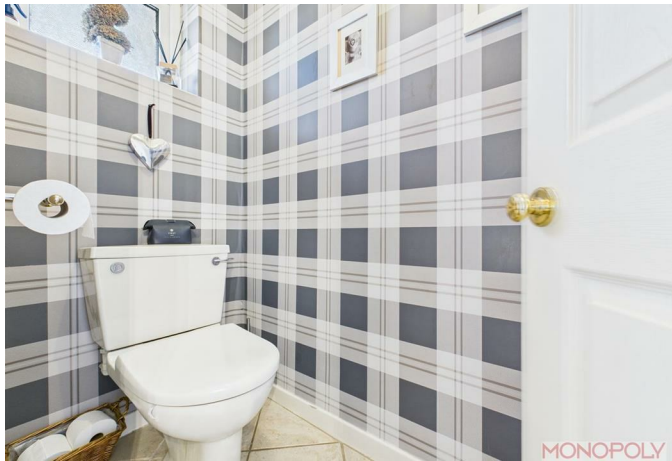
Bathroom

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

Rear Garden

A beautifully maintained, private rear garden with a brick paved patio off the conservatory leading on to a generous shaped lawn with well established planted borders and a further brick paved patio to one corner.





Front

To the front is a large lawned garden with a brick paved patio providing ample off road parking and leading to a double garage.

Double Garage

With fob operated electric door, mains electric, 'Worcester' Oil boiler.

Important Information**MONEY LAUNDERING REGULATIONS 2003**

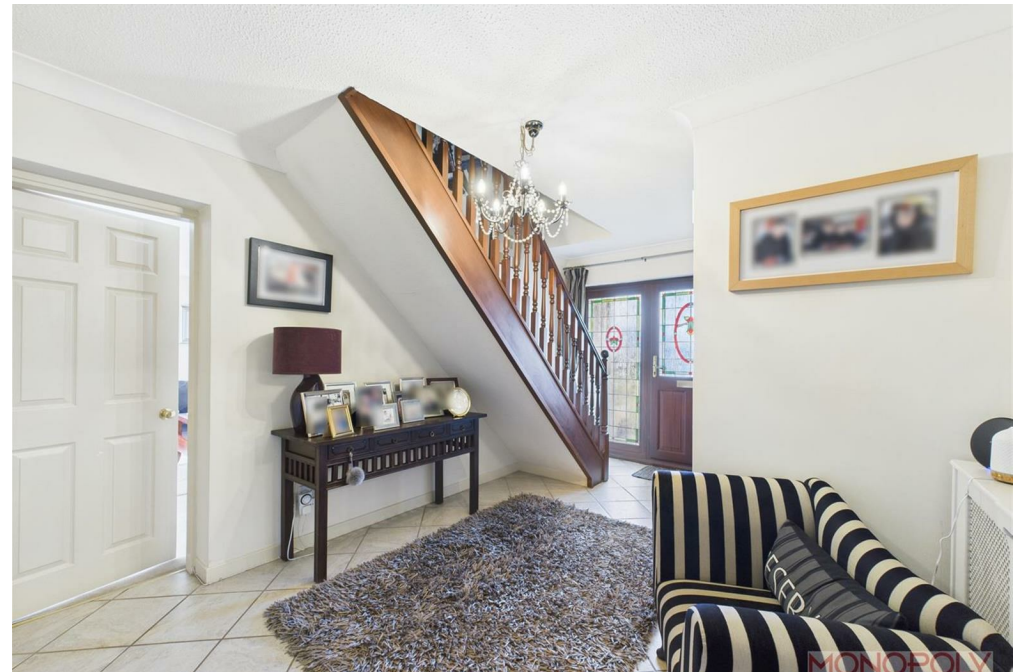
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

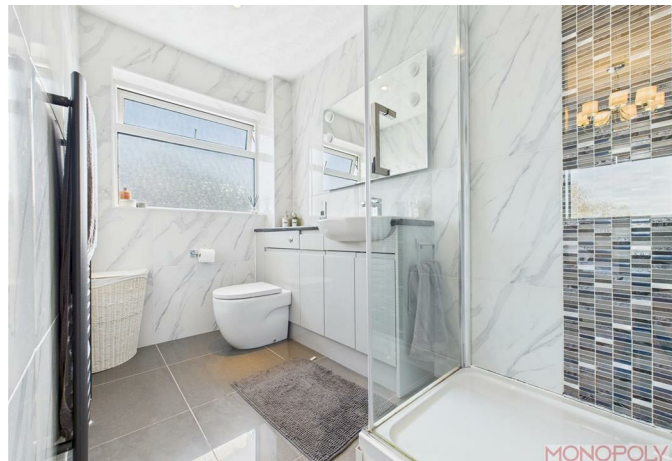
THE PROPERTY MISDESCRIPTIONS ACT 1991

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

Key Property Facts

The key material information can be seen via the web links from which ever property portal the property is viewed.







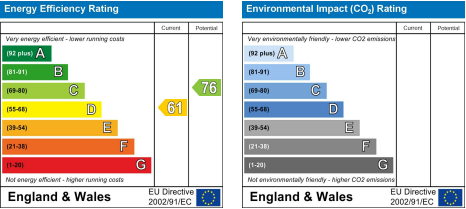


MONEY LAUNDERING REGULATIONS 2003

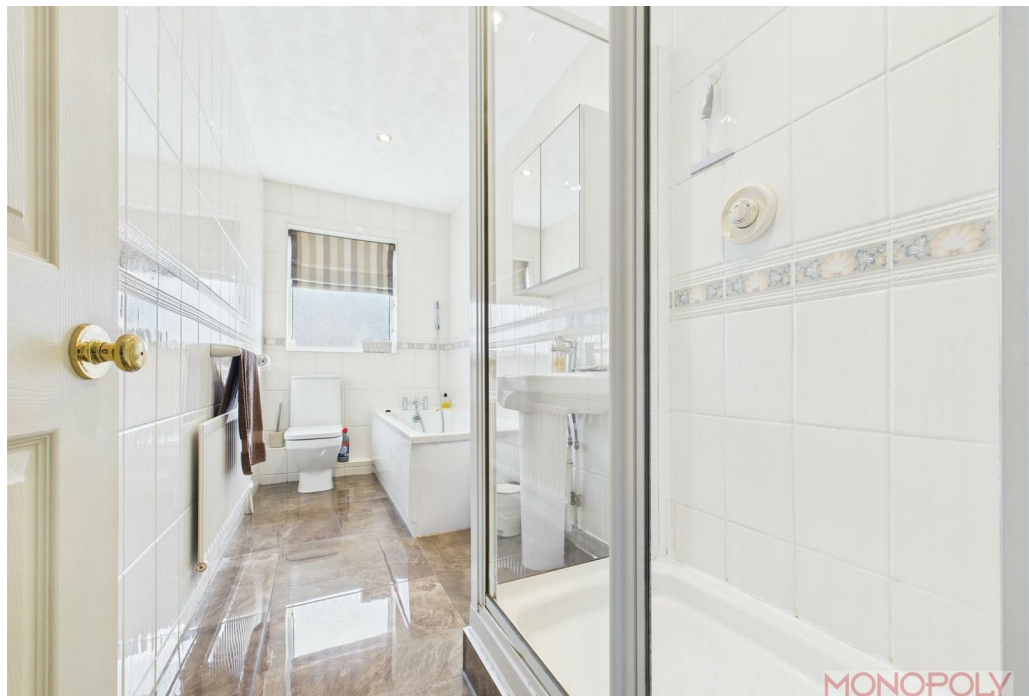
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.











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

MONOPOLY
BUY ■ SELL ■ RENT