



MONOPOLY
BUY ■ SELL ■ RENT

Smithfield Road, Wrexham LL13 8EN

£800 Per Month

MORE PHOTOS TO FOLLOW

Available immediately, this well-presented 2-bedroom end of terrace property offers comfortable and convenient living just a short distance from Wrexham town centre and excellent transport links.

The accommodation comprises one double bedroom, one single bedroom, a spacious reception room, and a modern kitchen and bathroom. The property also benefits from parking to the rear and access to a communal outdoor space.

Ideally suited for professionals, couples, or small families seeking a well-located rental home with easy access to local amenities.

Early viewing recommended.

- MORE PHOTOS TO FOLLOW
- Refurbished Throughout
- Available Immediately
- Central Location
- 2 Bedrooms
- Parking at Rear
- Close to Transport Links
- Viewing Highly Recommended



MONOPOLY®

BUY ■ SELL ■ RENT

01978 800186 or 01244 560610 or 01691 880407

wrexham@monopolybuysellrent.co.uk

www.monopolybuysellrent.co.uk





MONOPOLY
BUY ■ SELL ■ RENT

01978 800186 or 01244 560610 or 01691 880407

wrexham@monopolybuysellrent.co.uk

www.monopolybuysellrent.co.uk



MONOPOLY
BUY ■ SELL ■ RENT

01978 800186 or 01244 560610 or 01691 880407

wrexham@monopolybuysellrent.co.uk

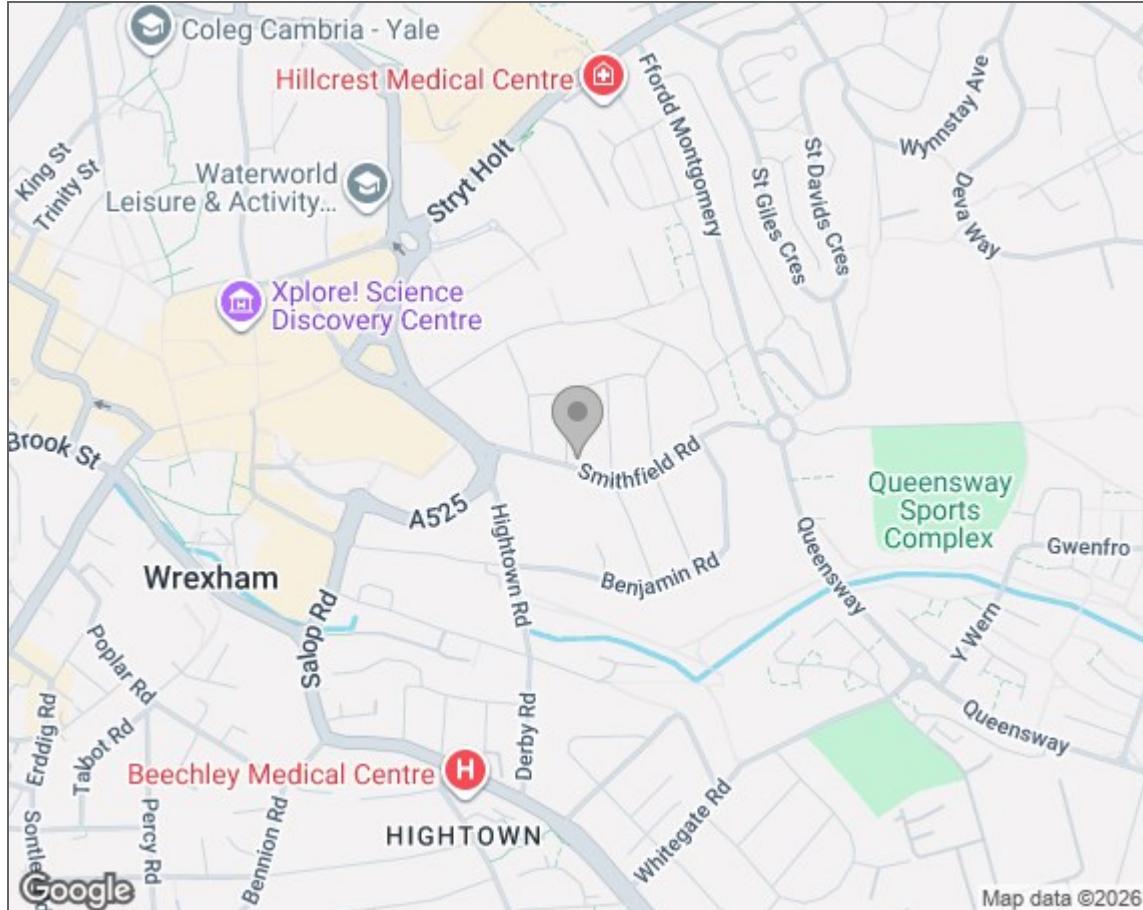
www.monopolybuysellrent.co.uk



MONOPOLY®

BUY ■ SELL ■ RENT

Suite 4A, Rossett Business Village,
Llyndir Lane,
Rossett, LL12 0AY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		90
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EEA

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EEA

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.

