



45

Wrexham || LL11 6PU

£190,000

MONOPOLY
BUY ■ SELL ■ RENT





45

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Located on a generous corner plot within a quiet cul-de-sac in the popular residential area of Southsea, this well-maintained three-bedroom semi-detached home offers spacious accommodation ideal for families or first-time buyers. The current owners have made several recent improvements, including a newly fitted kitchen, utility area, and a combination boiler installed approximately two years ago. The ground floor comprises an entrance hallway, two reception rooms (a lounge and dining room), along with a modern kitchen and adjoining utility area—providing ample living space. To the first floor are two double bedrooms and a well-proportioned third bedroom, together with a family bathroom and separate WC. Externally, the property enjoys lawned gardens to the front, brick built storage, a driveway to the rear providing off-road parking, and a pleasant south-facing rear garden featuring a raised patio area, lawn, and a further decked seating area—ideal for outdoor entertaining. Bryn Rhedyn is conveniently situated close to a range of local amenities including shops and schools, all within walking distance. Wrexham City Centre is just a short drive away, and there is easy access to the A483 for commuting to Chester, Oswestry and beyond.

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SPACIOUS ENTRANCE HALLWAY
- TWO RECEPTION ROOMS
- MODERN KITCHEN AND UTILITY AREA
- GENEROUS SIZED BEDROOMS
- BATHROOM WITH SEPARATE WC
- SPACIOUS CORNER PLOT WITH GARDENS TO FRONT AND REAR
- DRIVEWAY TO THE SIDE
- STORAGE ROOM WITH POWER
- POPULAR RESIDENTIAL LOCATION



Entrance Hall

UPVC double glazed door leading into entrance hallway with uPVC double glazed window. Stairs rising to first floor, LVT parquet effect flooring, ceiling light point, panelled radiator, under-stairs storage cupboard and doors off to lounge, dining room and kitchen.

Dining Room

UPVC double glazed 'French' style doors to the rear patio area. LVT flooring, ceiling light point and panelled radiator.

Lounge

UPVC double glazed window to the rear elevation with venetian blinds. Modern wall mounted feature fireplace. LVT flooring, recessed LED lighting and panelled radiator.

Kitchen

UPVC double glazed window to the front elevation with venetian blinds. Newly fitted kitchen housing a range of wall, drawer and base units with complimentary marble effect work surfaces over. Cupboard housing newly fitted combination boiler. Integrated appliances to include a four ring gas hob with extractor over, eye-level electric fan oven and wine fridge. Brick-style splash back tiling. Recessed LED lighting, LVT flooring, panelled radiator and opening into utility.

Utility

Fitted with a range of wall and base units topped with a marble-effect work surface, offering ample storage and workspace. Integrated appliances include a fridge-freezer and a composite sink with a detachable shower hose mixer tap. There is space and plumbing for a washing machine, tumble dryer, and dishwasher. Finished with a brick-style

splashback, tiled flooring, and ceiling light point. A uPVC double glazed window to the side/rear elevation with venetian blinds provides natural light, while a frosted uPVC double glazed door to the front offers external access.

Landing Area

L-shaped staircase with exposed natural wood and sleek black metal spindles, offering a clean and contemporary look leads to landing area with carpet flooring, ceiling light point, access to loft, doors to bedrooms, bathroom and WC.

Bedroom One

UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window to the rear elevation. Wood-effect vinyl flooring, ceiling light point and panelled radiator.

Bedroom Three

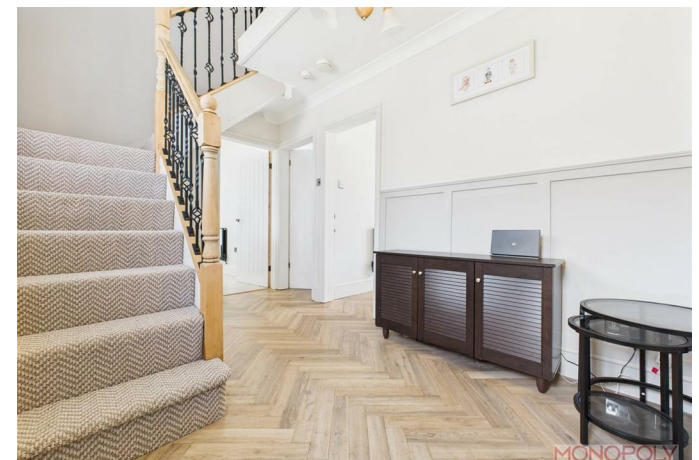
UPVC double glazed window to the front elevation. Carpet flooring, ceiling light point and panelled radiator.

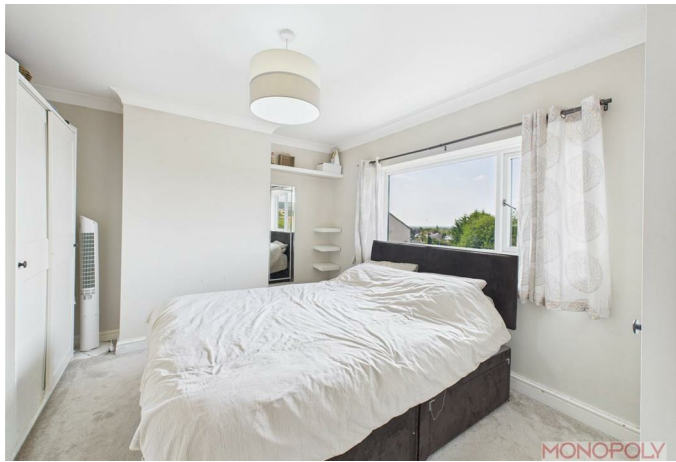
Bathroom

UPVC double glazed frosted window to the front elevation. Fitted with a two-piece suite comprising a panelled bath with mains-fed shower and glass screen over, and a wash hand basin set within a vanity unit. Features include tiled walls and flooring, recessed LED lighting, extractor fan, heated towel rail, and additional fitted shelving.

WC

UPVC double glazed frosted window to the side elevation. Low-level WC, tiled effect flooring, ceiling light point and electric heater.





Storage Room

Accessed via a wooden door to the side of the property there is a useful store room with window to rear, fitted shelving, power sockets and lighting.

Outside

To the front, a gated pathway with steps leads down to the main entrance, bordered by a neatly lawned garden. To the side, double wrought iron gates open onto a driveway providing off-road parking for two vehicles. A timber gate gives access to the rear, where there is a pleasant elevated paved patio enclosed by iron fencing - ideal for outdoor dining or relaxation. Steps descend to a further lawned garden area, featuring a decked seating area and pergola at the rear. The south-facing garden enjoys sunlight throughout the day, weather permitting, and benefits from established shrubbery, fenced boundaries, outdoor power sockets, a hot water outdoor tap, and security lighting.

Additional Information

There have been some improvements made by the present owners including a new kitchen, utility area along with a new combination boiler all fitted two years ago.

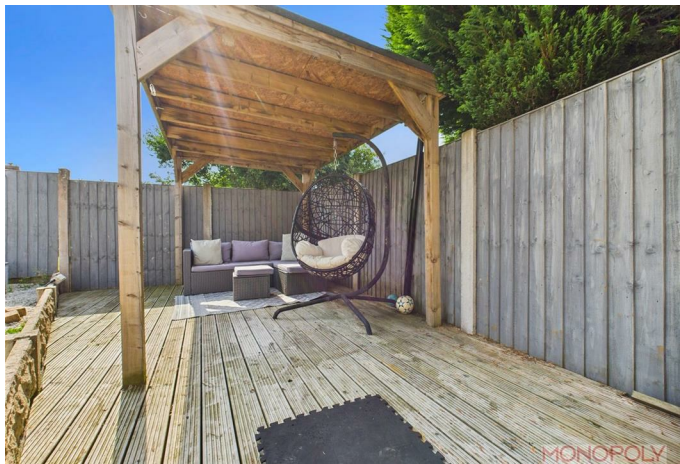
Important Information

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.





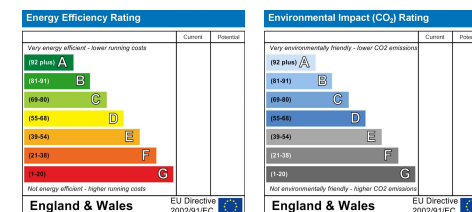




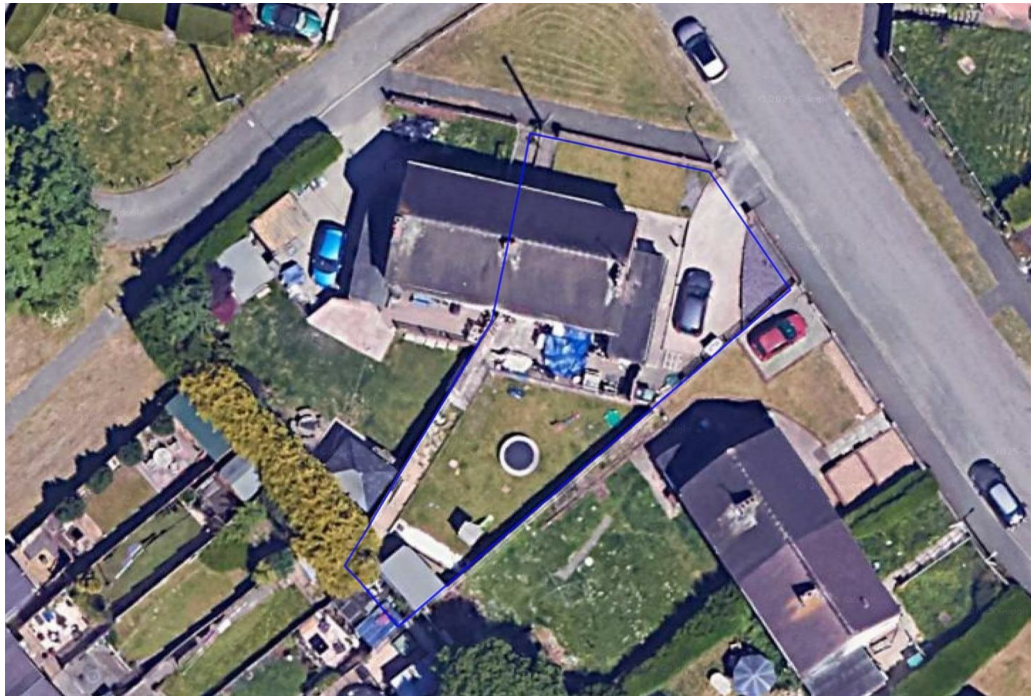
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