



7

Wrexham | | LLI | 4FF

£375,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT

MONOPOLY

7

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Situated in the charming area of Eden Court, Wrexham, this stunning Four-bedroom detached house Built by Redrow offers a perfect blend of modern living and spacious comfort. As you enter, you are welcomed into a generous hallway which in turn leads into the lounge that provides an inviting space for relaxation and entertainment. The open-plan kitchen and dining room is designed for both functionality and style, making it an ideal setting for family meals and gatherings.

This property boasts two well-appointed bathrooms, including an en suite shower room, ensuring convenience for all family members. With four spacious bedrooms, there is ample room for everyone to enjoy their own private space.

Outside, the stylish garden offers a delightful area for outdoor activities and relaxation, while the double garage provides not only secure parking for your vehicles but also additional storage options. The property benefits from parking space for multiple vehicles, making it perfect for families or those who enjoy hosting guests.

This home is a true gem, combining modern design with practical living spaces, all set in a desirable location. Whether you are looking for a family home or a place to entertain, this property is sure to impress. Don't miss the opportunity to make this beautiful house your new home.

- STUNNING FOUR BEDROOM DETACHED PROPERTY
- BUILT BY REDROW
- GREAT LOCATION
- STYLISH AND GOOD SIZED GARDEN
- DOUBLE GARAGE AND OFF ROAD PARKING FOR THREE TO FOUR VEHICLES
- VIEWING HIGHLY RECOMMENDED
- MODERN KITCHEN
- UTILITY ROOM
- EN-SUITE SHOWER ROOM



## ACCOMMODATION TO GROUND FLOOR

The property is accessed via a Feature Composite double glazed and frosted door which leads into the generous hallway.

## ENTRANCE HALLWAY

With wood effect laminate flooring, modern vertical radiator, staircase rising off to the first floor accommodation, doors off to the lounge, kitchen, cloakroom.

## DOWNSTAIRS CLOAKROOM W.C.

Fitted with a contemporary suite comprising Dual flush low level w.c., wash hand basin with brick style tiled splashback, wood effect laminate flooring, radiator and UPVC Double glazed and frosted window to front.

## STUDY/SNUG

Versatile room with UPVC Double glazed bay window to the front, radiator, wood effect laminate flooring.

## LOUNGE

Stunning and well sized room with UPVC sliding patio doors to the rear garden with matching side windows to either side leading out to the patio and rear garden, double panelled radiator, Twin doors opening to open plan kitchen/dining room.

## OPEN PLAN KITCHEN/ DINING AREA

A modern and attractive open plan room fitted with a good range of dark wood style wall base and drawer units, with complementary contrasting stone effect worktop surfaces, incorporating one and half bowl sink unit with mixer tap. Integrated appliances comprising four-ring gas hob, electric fan assisted oven/grill, with stainless steel canopy extractor hood over, built in microwave oven, Integral dishwasher and fridge/freezer. Tiled floor throughout and UPVC Double glazed sliding patio doors leading out onto the decked patio. Further UPVC Double glazed window to the side, modern vertical radiator, spotlights to the ceiling, understairs storage cupboard. Door leading to the utility room.

## UTILITY ROOM

Comprising of wall and base cupboards complementary worktop surfaces with stainless steel sink unit with mixer tap. Space and plumbing for washing machine, modern ladder style radiator, tiled floor and Composite double glazed and frosted door to side.

## FIRST FLOOR LANDING AREA

With access to the loft space, with pull down ladder and part boarded. radiator, airing cupboard, doors off to the bedrooms and bathroom

## MAIN BEDROOM

A beautifully presented room with UPVC Double glazed bay window to the front, with radiator beneath, carpeted flooring, Built-in wardrobe with modern sliding door frontage, door to En-suite shower room.

## EN SUITE SHOWER ROOM

Comprising of a modern white suite comprising fully tiled shower cubicle with mains shower and screen, wash hand basin, dual flush low level wc. tiled splashbacks, chrome ladder style towel rail/ radiator, extractor fan, spotlights to the ceiling, electric shaver point and UPVC Double glazed frosted window to the front.

## BEDROOM TWO

With UPVC Double glazed window to the front with single panel radiator beneath, carpeted flooring, built in wardrobes with mirrored sliding doors,

## BEDROOM THREE

With UPVC Double glazed window to the rear with radiator beneath, built in wardrobes with mirrored sliding doors, carpeted flooring.

## BEDROOM FOUR

With UPVC Double glazed window to the rear with radiator beneath, carpeted flooring,

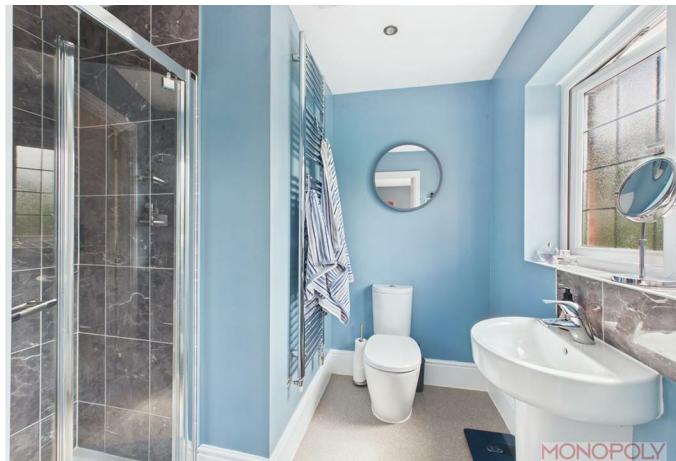
## BATHROOM

Comprising of a panel enclosed bath with mains shower and screen, wash hand basin and dual flush low level w.c. chrome ladder style radiator/towel rail, electric shaver point, extractor fan and UPVC Double glazed and frosted window to the rear, spotlights to the ceiling.

## GARAGE

Large Double garage with up and over door, power and light. The gas central heating boiler is situated here as well. There is also storage above and also a side door giving access to the garage.





## OUTSIDE

The property is situated at the head of this private cul-de-sac of only four houses and has a tarmacadam drive to the front providing off-road parking for several cars and gives access to the attached double garage. Gated access to the rear of the garage leading through to the side and rear garden.

To the side, good area for entertaining with Al fresco dining area leading to the rear lawn. There is also a service area with light, tap and power point and access door to the garage.

Rear Garden - To the rear is a good sized fully enclosed lawned garden with large decked patio/sitting area immediately to the rear of the house. There is well stocked borders housing an array of shrubs and plants. To the side of the house is a wide gravelled/paved service area with light, tap and power point.

## 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.

## MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage.

## ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.





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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Future	Future	Current	Future	Future
Very energy efficient - lower running costs 92-95% A			Very environmentally friendly - lower CO <sub>2</sub> emissions 82-91% A		
91-91% B			81-91% B		
89-90% C			80-90% C		
85-89% D			75-80% D		
82-84% E			69-84% E		
81-81% F			61-80% F		
74-80% G			44-60% G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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