



I08

Wrexham || LL11 2HD

£225,000

MONOPOLY
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An immaculately presented three-bedroom semi-detached home, ideally located close to Wrexham City Centre. This stylish property offers beautifully appointed and modern living accommodation throughout, making it an ideal choice for families, first-time buyers, or professionals alike. In brief, the property comprises an inviting entrance hall, bright and spacious lounge/dining room, and a contemporary fitted kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and a modern shower room. Externally, the home benefits from ample off-road parking, a single garage, and a generous, well-maintained rear garden - perfect for outdoor entertaining or family enjoyment. Conveniently situated on New Road, the property is just a short distance from Wrexham City Centre, providing easy access to a wide range of amenities including shops, cafés, restaurants, schools, and leisure facilities. Excellent transport links via the A483 ensure easy commuting to Chester, Oswestry, and beyond, while nearby countryside walks offer the best of both town and rural living.

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- ENTRANCE HALLWAY
- SPACIOUS LIVING/DINING AREA
- MODERN KITCHEN
- SPACIOUS BEDROOMS
- DRIVEWAY TO THE FRONT FOR MULTIPLE VEHICLES
- GARAGE
- LAWNED GARDEN TO REAR
- SOUGHT AFTER RESIDENTIAL LOCATION
- EXCELLENT CONDITIONS



Entrance hall

With wood effect flooring, stairs off to the first floor.

Lounge/Dining Room

22'3" x 13'4" (6.80m x 4.07m)

Immaculately presented with a stunning central fireplace with inset electric fire, cast iron surround and mantel and granite hearth, wood effect flooring, double glazed window to the front, double glazed french doors off to the rear garden.

Kitchen

9'6" x 8'11" (2.90m x 2.74m)

Beautifully appointed with an attractive range of matching wall, drawer and base units, wood effect work surfaces with inset stainless steel sink and drainer, built in electric oven and grill, 4 ring electric hob with stainless steel extractor fan over, part tiled walls, integrated dishwasher and refrigerator, wall mounted gas combination boiler, door to a useful storage cupboard, double glazed window to the rear, door off to the side.

First Floor Landing

With carpeted flooring, double glazed window to the side, access to the loft space, door to a storage cupboard.

Bedroom 1

10'0" x 9'10" (3.05m x 3.00m)

Well presented with a double glazed window to the rear, fitted wardrobes with sliding mirrored doors, carpeted flooring.

Bedroom 2

9'10" x 9'0" (3.01m x 2.76m)

Again well presented with a double glazed window to the front, carpeted flooring.

Bedroom 3

7'6" x 6'5" (2.29m x 1.96m)

With a double glazed window to the front, carpeted flooring.

Shower Room

6'8" x 5'6" (2.04m x 1.68m)

Fitted with a modern white suite comprising of a low level w.c, wash hand basin with vanity unit under, shower cubicle, double glazed window, tiled flooring.

Rear Garden

To the rear is a paved stone patio leading on to a good size lawned garden with well established planted borders. To the side are double timber gates opening on to a paved area leading to a single garage with up and over door.

Front

To the front is a good size gravelled driveway providing ample off road parking.

Single Garage

With an up and over door and full mains electricity.

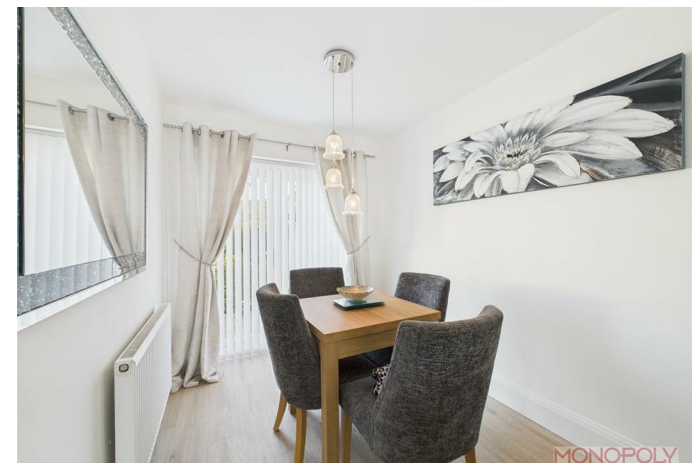
Important Information

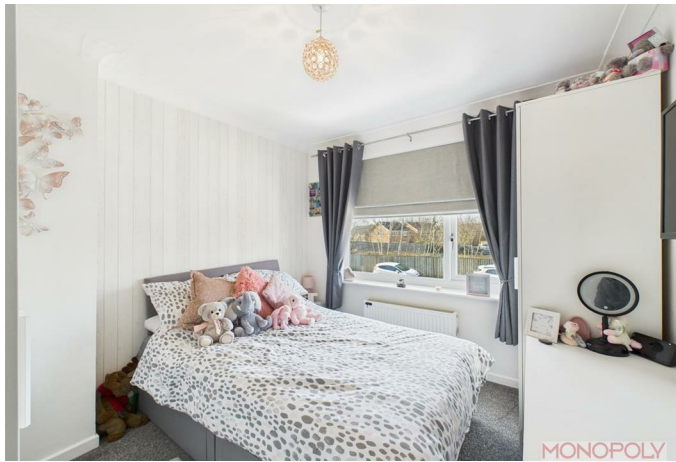
MONEY LAUNDERING REGULATIONS 2003

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.

Key Property Facts

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

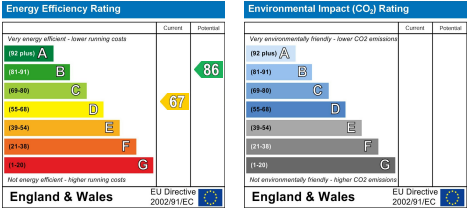




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