



72

| Wrexham | | LL12 8AS

£269,5

72

Wrexham | | LL12 8AS

"NO ONWARD CHAIN"

"VIEWING HIGHLY RECOMMENDED"

Located in the sought-after area of Smithy Lane, Wrexham, this charming Three-Bedroom Semi-Detached house offers a delightful blend of comfort and convenience. With Three reception rooms, this property provides ample space for both relaxation and entertaining, making it an ideal family home.

The bedrooms ensure that everyone has their own private retreat, while the bathroom is conveniently located to serve the household. The heart of the home is complemented by a good-sized garden to the rear, perfect for outdoor activities, gardening, or simply enjoying the fresh air.

Parking is a breeze with off-road space available for up to three vehicles, providing peace of mind and ease of access. This property is not only a wonderful place to live but also benefits from its prime location, which is close to local amenities and transport links.

In summary, this semi-detached house on Smithy Lane is a fantastic opportunity for those seeking a comfortable and spacious family home in a desirable area. Don't miss the chance to make this lovely property your own.

- BEAUTIFULLY PRESENTED
- THREE BEDROOM
- SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- LARGE GARDEN TO THE REAR
- OFF ROAD PARKING FOR FOUR VEHICLES
- THREE RECEPTION ROOMS
- SOUGHT AFTER LOCATION
- KITCHEN/ BREAKFAST ROOM
- GAS CENTRAL HEATING



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed front door with matching windows which leads into the Entrance porch

ENTRANCE PORCH

With tiled floor and feature hardwood door leading into the hallway.

ENTRANCE HALLWAY

With staircase rising off to the first floor accommodation, single panel radiator, laminate flooring, picture rail, spotlights to ceiling, understairs storage cupboard.

LOUNGE

With UPVC Double glazed window to the front, with leaded upper lights, carpeted flooring, Adam style fire surround with marble effect back drop and hearth, with living flame gas fire inset

FAMILY/SITTING ROOM

Lovely room overlooking the rear garden, with UPVC Double glazed French style doors opening to the garden, laminate flooring, recessed fireplace, picture rail, single panel radiator.

BREAKFAST ROOM

With laminate flooring, double panel radiator, UPVC Double glazed window to the side, storage cupboards and archway to the kitchen.

KITCHEN

Comprising of a range of wall and base cupboards with complementary worktop surfaces, incorporating one and half bowl sink unit with mixer tap, Built in Four ring Gas Hob, electric oven/grill, with extractor hood above, plumbing for washing machine, plumbing for dishwasher, UPVC Double glazed and frosted door to the side, single panel radiator, laminate flooring, UPVC Double glazed window to the rear, spotlights to the ceiling.

FIRST FLOOR LANDING

With UPVC Double glazed frosted window to the side, spotlights to the ceiling, picture rail, doors off to the bedrooms and bathroom.

BEDROOM ONE

With UPVC Double glazed window to the rear, single panel radiator, carpeted flooring, picture rail.

BEDROOM TWO

With UPVC Double glazed window to the front, single panel radiator, built in wardrobes, laminate flooring, picture rail.

BEDROOM THREE

With UPVC Double glazed window to the front, single panel radiator, built in wardrobes, carpeted flooring.

FAMILY BATHROOM

Beautifully presented bathroom comprising of P shaped panel enclosed bath with shower over, washy hand basin set in a vanity unit, dual flush low level w.c., spotlights to the ceiling, access to the loft space, tiled floor, UPVC Double glazed and frosted windows to the side and rear, Chrome ladder style radiator/towel rail.

OUTSIDE TO THE FRONT

Large block paved driveway to the front which offers parking for up to four vehicles, panel enclosed fencing to the boundaries and feature garden area laid with slate chippings and housing mature shrubs and plants. There is gated access to the left hand side, which leads to the rear garden.

OUTSIDE TO THE REAR

Large garden to the rear, comprising of a decked sitting area which leads to large area of lawn with pathway to the paved patio/sitting area. There is panel enclosed fencing to boundaries and there is a garden shed.

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

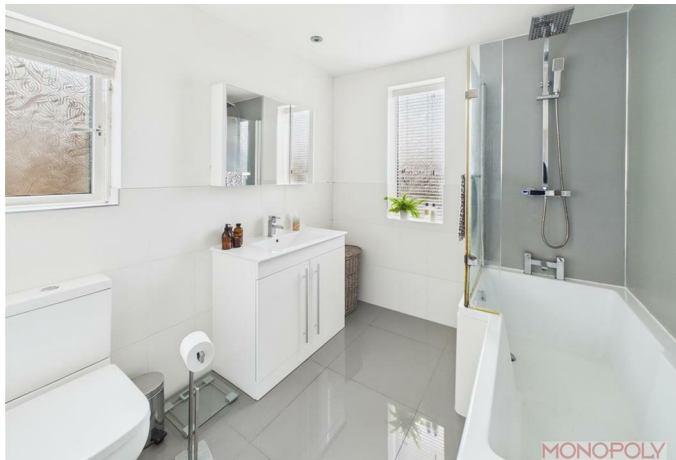
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

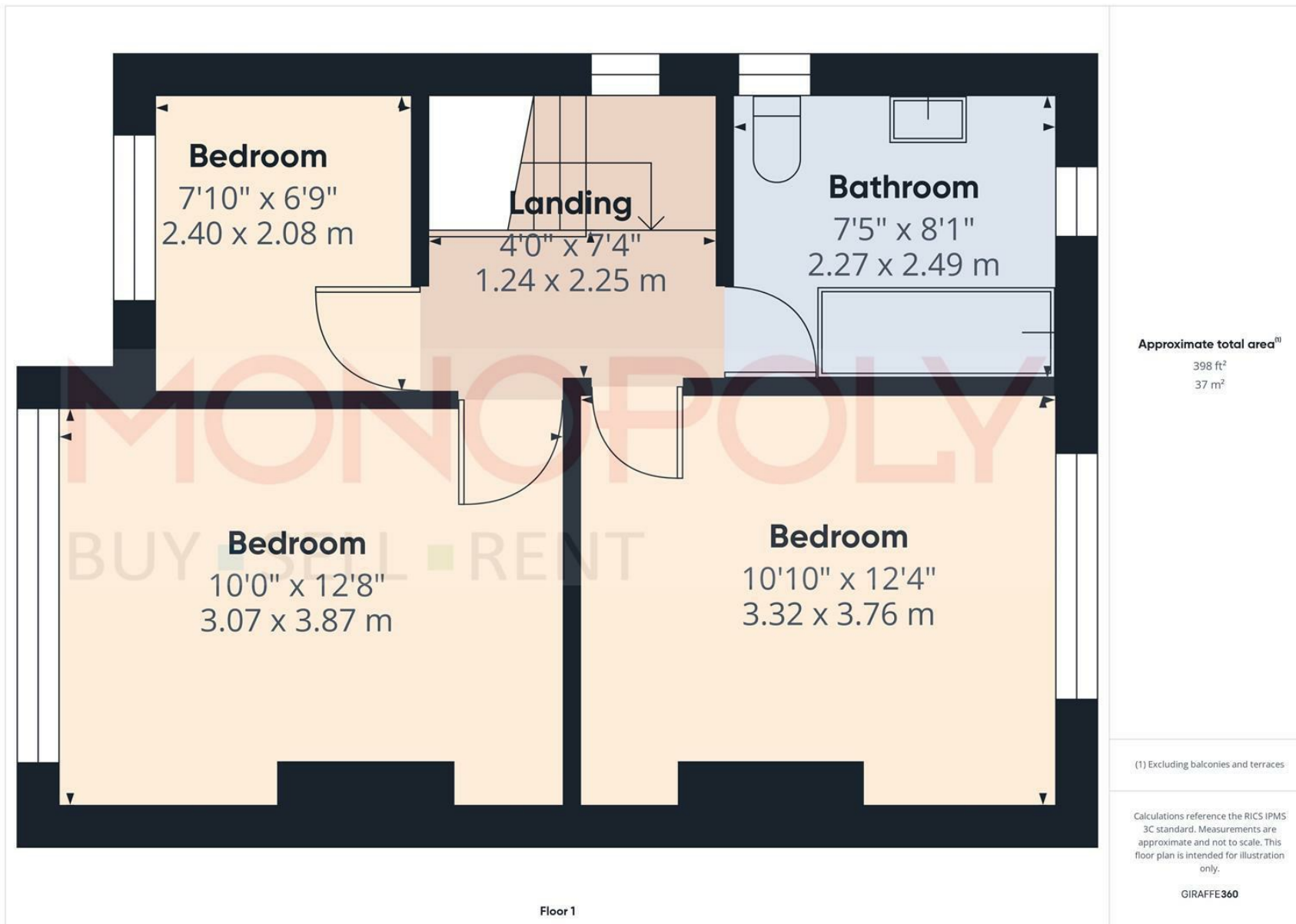
Please remember that you should not borrow more than you can safely afford.
Your home maybe repossessed if you do not keep up repayments on your mortgage.

ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.



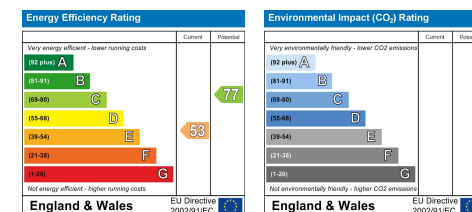




MONEY LAUNDERING REGULATIONS 2003

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

MONOPOLY
BUY ■ SELL ■ RENT