



21

Wrexham | LL13 9XA

£275,000

**MONOPOLY**  
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A well presented 3 bedroom detached property situated within a cul-de-sac location on the outskirts of Wrexham city centre. This excellent property offers good size, well appointed living accommodation to include a spacious lounge, separate dining room, attractive fitted kitchen, en-suite and off road parking, all of which can only be appreciated when viewing the property. The property is located close to Wrexham city centre so benefits from having a wealth of local amenities close to hand as well as excellent access to major road routes for commuting. In brief the property comprises of; hallway, downstairs w.c, lounge, dining room, kitchen and utility room to the ground floor and 3 bedrooms, en-suite and bathroom to the first floor.

- A well presented 3 bedroom, 2 bathroom detached property
- Spacious living accommodation
- Attractive fitted kitchen
- En-suite
- Off road parking and single garage
- Close to Wrexham city centre
- NO CHAIN
- VIEWING HIGHLY RECOMMENDED



### Hallway

With wood effect flooring, stairs off to the first floor, door to under stairs storage cupboard.

### Downstairs W.C

Fitted with a modern low level w.c, wash hand basin with vanity unit under, fully tiled walls, tiled flooring, double glazed window.

### Lounge

A well presented, good size lounge with a double glazed box window to the front, carpeted flooring, central fireplace with inset electric fire, marble effect surround and hearth and timber mantel, door into the dining room.

### Dining Room

With carpeted flooring, double glazed french doors off to the rear garden, door into the kitchen.

### Kitchen

Fitted with a range of matching wall, drawer and base units, wood effect working surfaces with inset 1 1/4 stainless steel sink and drainer, built in electric oven and grill, integrated refrigerator, 4 ring electric hob, stainless steel extractor fan over, part tiled walls, wood effect flooring, double glazed window to the rear.

### Utility Room

Fitted with wall and base units, plumbing for a washing machine, space for a freezer, double glazed window, wall mounted gas boiler, door off to the side.

### First Floor Landing

With carpeted flooring, double doors to the airing cupboard housing the hot water tank, access to the loft space.

### Bedroom 1

A spacious room with a double glazed window to the front, carpeted flooring, built in wardrobes, high level units and chest of drawers.

### En-Suite

Fitted with a low level w.c, pedestal wash hand basin, shower cubicle, carpeted flooring, double glazed window.

### Bedroom 2

A good size bedroom with a double glazed window to the rear, carpeted flooring, fitted wardrobes.

### Bedroom 3

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

### Bathroom

Fitted with a low level w.c, pedestal wash hand basin, bath, double glazed window, part tiled walls.

### Rear Garden

To the rear is a paved patio, adjacent to the rear of the property with steps up to a lawned garden and pathway continuing to a raised paved patio with gravelled area to one side. There is gated access to the front of the property.

### Front Garden

To the front is a brick paved driveway leading to a single garage with up and over door.

### 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 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

## 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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Energy Efficiency Rating		
	Current	Provision
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Provision
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2002/91/EC

England & Wales





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