



4

Wrexham | LL12 7LU

£360,000

**MONOPOLY**  
BUY ■ SELL ■ RENT

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Located on Ffordd Elfed, Wrexham, this delightful detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms and conservatory provide ample room for relaxation and entertaining, making it easy to host gatherings or enjoy quiet evenings at home. There is also a beautifully appointed kitchen only installed two years ago with a range of integral appliances. The house boasts a family bathroom, en suite shower room and downstairs WC ensuring that morning routines run smoothly for everyone in the household. One of the standout features of this home is the generous parking space and detached single garage. This is a rare find in residential properties and adds significant value, particularly for families with multiple cars or guests. Ffordd Elfed is a lovely location, offering a friendly community atmosphere while being conveniently close to local amenities and transport links. This property presents an excellent opportunity for those looking to settle in a sought after area of Wrexham. In summary, this detached house on Ffordd Elfed is a wonderful choice for anyone seeking a spacious and well-appointed home in a desirable location. With its ample parking, multiple reception areas, and comfortable bedrooms, it is sure to meet the needs of modern living. Do not miss the chance to make this charming property your own.

- A THREE BEDROOM DETACHED HOUSE
- VERY WELL PRESENTED INTERNAL ACCOMODATION
- LIVING ROOM WITH ADJACENT STUDY
- DINING ROOM
- STUNNING MODERN KITCHEN
- CONSERVATORY
- FAMILY BATHROOM
- MAIN BEDROOM WITH EN SUITE SHOWER ROOM
- OFF ROAD PARKING & GARAGE
- GENEROUS, WELL MAINTAINED & ENCLOSED REAR GARDEN





**Entrance Porch**

Composite front door, tiled floor, door to hall and wc.

**WC**

With toilet, hand wash basin, tiled floor, part tiled walls, frosted window to side.

**Hallway**

Wood effect floor, stairs rising to first floor, doors to living room, dining room and kitchen.

**Living Room**

Carpet, patio doors opening onto the rear garden, remote control operated electric fire set on a granite hearth with complementary surround, opening into study, coving, understairs cupboard.

**Study**

Carpet, window to front.

**Dining Room**

Carpet, window to rear, gas fire set on granite hearth with cast iron surround.

**Kitchen**

Stunning kitchen fitted only two years ago with a range of wall and base units, quartz worktops, appliances to include Neff washing machine Bosch fridge/freezer, additional under counter Bosch freezer, space for range cooker, extractor over, inset ceramic sink, mixer tap, window to front, tiled floor, tiled splash back, vertical radiator, French style doors to conservatory.

**Conservatory**

Polycarbonate roof, tiled floor, French style doors to rear garden.

**First floor landing**

Carpet, doors to bedrooms, bathroom and linen

cupboard, loft access to insulated attic with power and lighting.

**Bedroom One**

Carpet, window to rear, fitted range of bedroom furniture, folding door to en suite shower room.

**En Suite Shower**

Shower tray with mains shower over, hand wash basin set in vanity unit, cushion flooring, velux skylight window, part tiled walls.

**Bedroom Two**

Carpet, window to front, fitted storage cupboards, folding door to dressing area.

**Dressing Area**

Fitted dressing table with drawers, fitted storage unit, Velux skylight window.

**Bedroom Three**

Carpet, window to side, fitted mirrored wardrobe.

**Bathroom**

Panel bath, wc and hand wash basin, set in vanity unit, laminate flooring, part tiled walls, frosted window to side, heated towel rail, spotlights, mirror.

**Outside**

Front drive with wrought iron entrance gates, brick paving, lawn to side, wrought iron vehicle gates opening to rear parking and garage, outside tap.

Generous enclosed rear garden with brick paved patio with pergola outdoor timber seat, lawn, gravel area to rear with planting beds, timber summer house, further brick paving adjacent garage plus a further patio to rear of the garage.

**Garage**

Detached single garage with power and lighting, up









and over door, pedestrian door to side, window to side.

#### **Additional Information**

Upvc double glazing except stained glass window on stairs which has secondary UPVC window and double glazed velux window in Dressing room and en suite. Ideal gas combi boiler approx 12 months old with Halo heating control system.

#### **Important Information**

\*Material Information interactive report available in video tour and brochure sections.  
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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 01978 800186 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













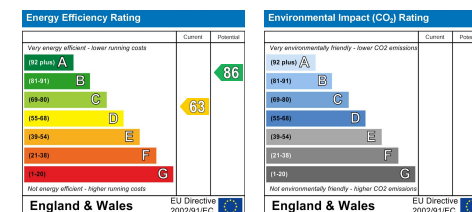


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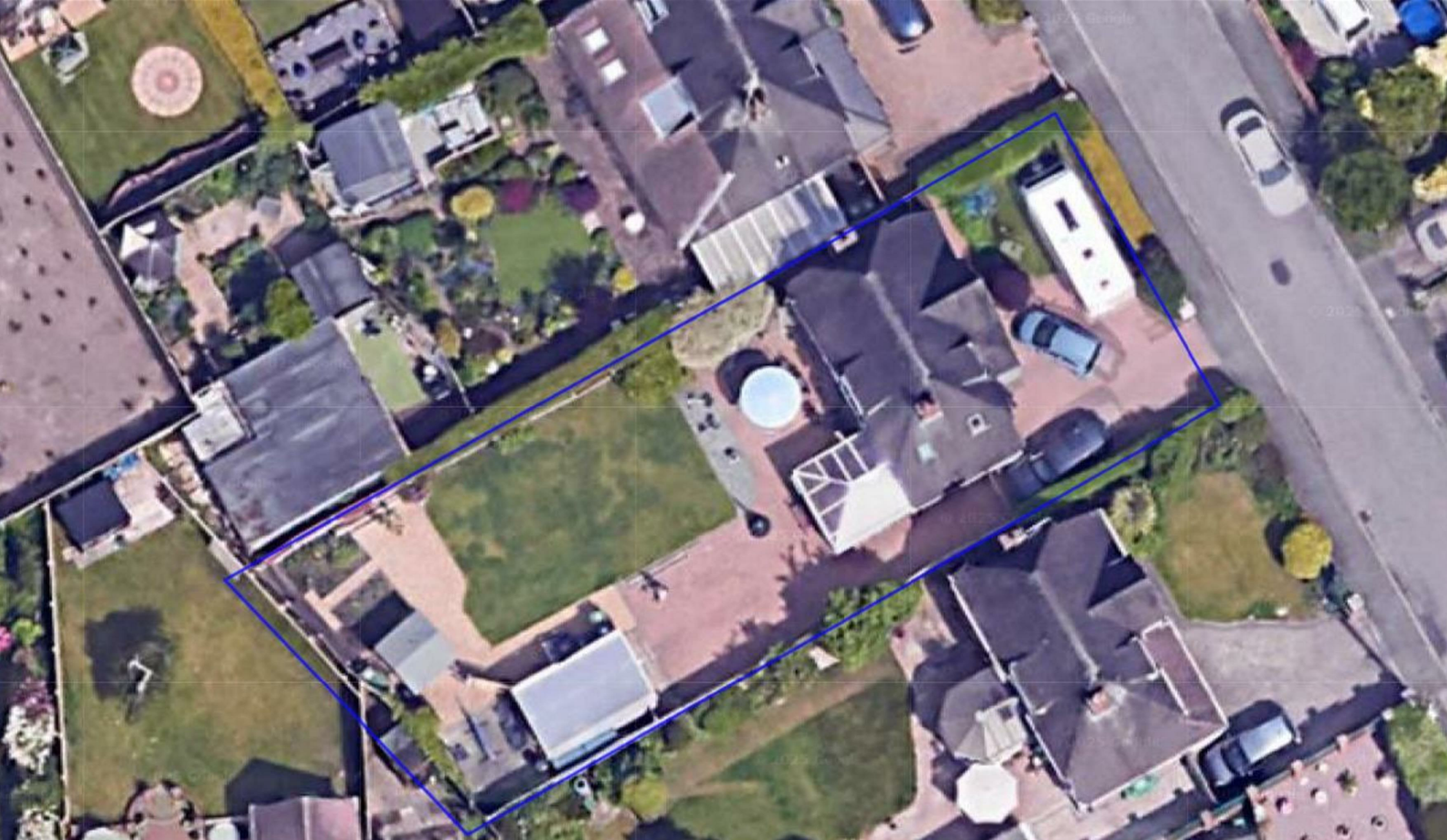












Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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