

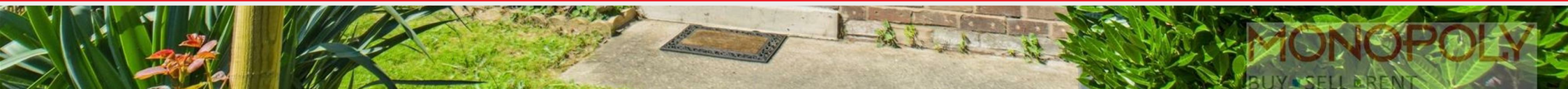


114

Wrexham || LL13 8SH

£165,000

**MONOPOLY**  
BUY ■ SELL ■ RENT





# 114

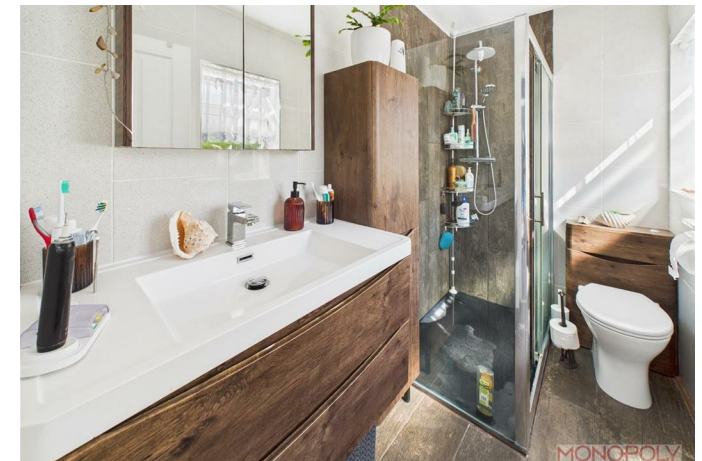
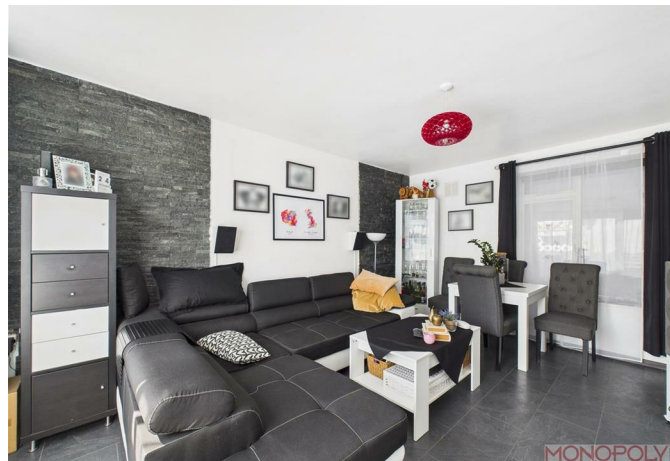
Wrexham | | LLI 3 8SH

Situated in the charming area of St. David's Crescent, Wrexham, this delightful Three-Bedroom terraced house presents an excellent opportunity for families and first-time buyers alike. The property boasts a good-sized layout, providing ample space for comfortable living.

Upon entering, you will find a modern kitchen that is both stylish and functional, perfect for preparing meals and entertaining guests. The contemporary bathroom complements the home beautifully, ensuring that daily routines are both convenient and enjoyable.

One of the standout features of this property is the large garden to the rear, offering a private outdoor space ideal for relaxation, gardening, or family gatherings. This garden is a rare find in terraced homes and adds significant value to the property. With its appealing combination of modern amenities and spacious living areas, this terraced house on St. David's Crescent is a wonderful place to call home. Don't miss the chance to view this property and experience all it has to offer.

- THREE BEDROOM
- TERRACED PROPERTY
- GAS CENTRAL HEATING
- EXTENSIVE GARDEN TO THE REAR
- GARDEN ROOM
- MODERN KITCHEN
- MODERN SHOWER ROOM
- VIEWING RECOMMENDED



## ACCOMMODATION TO THE GROUND FLOOR

The property is accessed via a UPVC Double glazed door which leads into the entrance hallway

## ENTRANCE HALLWAY

With staircase rising off to the first floor accommodation, doorway to the lounge, door to the downstairs shower room.

## LOUNGE

With UPVC Double glazed window to the front with radiator beneath, tiled floor; window to the garden room, doorway to the kitchen.

## KITCHEN/DINER

Modern kitchen comprising a good range of Hi Gloss wall and base cupboards, with complementary worktop surfaces incorporating single drainer sink unit with mixer tap, built in Four ring electric Induction hob with extractor hood above, electric oven/grill, plumbing for washing machine, Integral dishwasher, Integral fridge/freezer, tile floor, Breakfast bar, UPVC Double glazed window to the rear, door way into the garden room.

## GARDEN ROOM

With double glazed window to the rear, radiator, UPVC Double glazed door to the rear garden, laminate flooring.

## DOWNSTAIRS SHOWER ROOM

Modern Bathroom with dual sized shower cubicle with rainforest shower head, wash hand basin set in a vanity cupboard, dual flush low level w.c., Two UPVC Double glazed frosted windows to the front, fully tiled walls, tiled floor, radiator, spotlights to the ceiling.

## FIRST FLOOR LANDING

With access to the loft space, UPVC Double glazed window to the rear, doors leading off to the bedrooms.

## BEDROOM ONE

Dual aspect room with UPVC Double glazed windows to front and rear, laminate flooring, radiator, built in cupboard.

## BEDROOM TWO

With UPVC Double glazed window to the front, laminate flooring

## BEDROOM THREE

With UPVC double glazed window to the rear, Radiator.

## OUTSIDE TO THE FRONT

Gated access to the front with pathway leading to the front entrance door and enclosed lawned garden.

## OUTSIDE TO THE REAR

Large paved patio area to the rear, Ideal for outside entertaining which leads to covered Pergola and steps leading to large lawned garden, with panel enclosed fencing to all boundaries and gated access to the rear.

## 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

## MORTGAGES

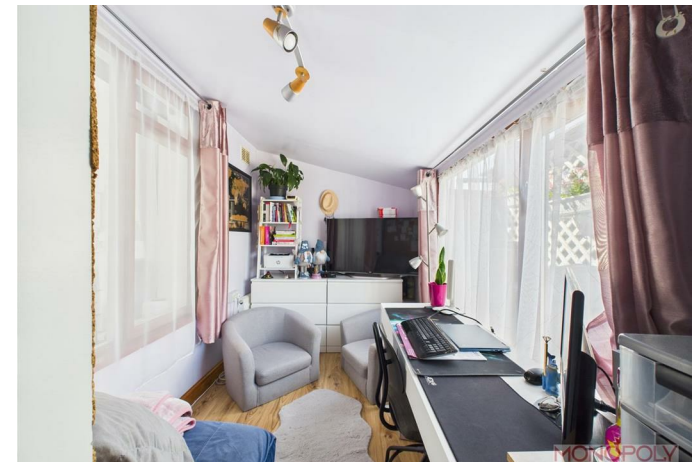
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.

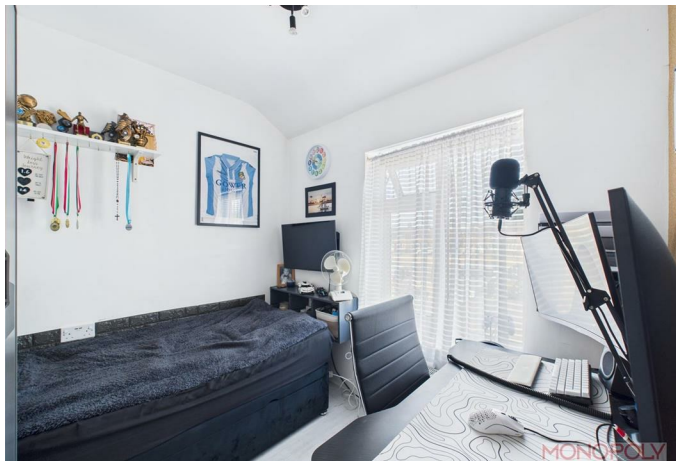
Your home maybe repossessed if you do not keep up repayments on your mortgage

## ADDITIONAL INFORMATION

Please see Material information for buyers in Web Link.

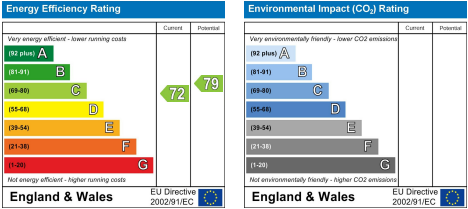








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