



196

Wrexham | LL12 8DT

£370,000

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Situated on Chester Road in Wrexham, this delightful four bedroom property offers a perfect blend of space and comfort for modern family living. Spanning an impressive 1,437 square feet, the property boasts two well-appointed reception rooms and a stunning open plan kitchen/diner, providing ample space for relaxation, entertainment, and family gatherings. The ground floor is completed by a welcoming entrance hall, downstairs wc and utility room. The home features four generously sized bedrooms, ensuring that everyone has their own private sanctuary. With two bathrooms, morning routines will be a breeze, accommodating the needs of a busy household with ease. Outside, the property benefits from parking for up to four vehicles and single garage, a rare find that adds to the convenience of this lovely home. The location on Chester Road offers easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

- A BEAUTIFULLY APPOINTED FOUR BEDROOM END OF TERRACE
- TWO RECEPTION ROOMS
- OPEN PLAN KITCHEN/DINER
- UTILITY & DOWNSTAIRS WC
- MAIN BEDROOM WITH EN SUITE
- FAMILY BATHROOM
- AMPLE OFF ROAD PARKING & SINGLE GARAGE
- LOW MAINTENANCE GARDENS
- POPULAR & CONVENIENT LOCATION
- VIEWING HIGHLY RECOMMENDED!



Entrance Vestibule

Covered entrance area with tiled floor and composite entrance door opening into the hallway.

Hallway

Tiled, flooring, stairs rising to the first floor, doors to two receptions rooms, wc and kitchen/diner.

Family Room

A versatile reception space with wood effect flooring and window to front. Spotlights to ceiling.

Living Room

A cosy lounge with timber effect flooring a generous window to the front elevation providing a good degree of natural light. Spotlights to ceiling.

WC

Low level wc and corner hand wash basin with mirrored cabinet over.

Kitchen/Diner

Kitchen - A fitted range of wall and base units, timber effect worktops, composite sink/drainer with mixer tap over, window to rear, single oven, gas hob, extractor, tiled splashback, breakfast bar, integral wine rack, dishwasher, space for under counter fridge, timber effect flooring, door to utility and external door to rear. Open plan into dining area

Dining Area - Timber effect flooring, French style doors to rear garden, exposed brick feature fireplace, decorative painted timber cladding to one wall.

Utility

A useful separate utility space with window to side and space for washing machine and tumble dryer.

First Floor Landing

Carpet, doors to four bedrooms and bathroom. Spotlights, smoker detector and loft access to ceiling.

Bedroom One

A spacious principal bedroom suite with carpeted flooring and window to front. Two double built in wardrobes and door to en suite.

En Suite

Stylish contemporary en suite, with walk in shower enclosure, wc, hand wash basin, frosted window to rear, chrome towel rail, tiled flooring, spotlights, extractor.

Bedroom Two

Double bedroom, carpet, window to rear.

Bedroom Three

Double bedroom, carpet, window to front.

Bedroom Four

Window to front, laminate flooring, spotlights to ceiling.

Bathroom

P shape bathtub with mains shower over and shower screen, tiled splashback, hand wash basin, wc, frosted window to rear, tiled flooring, spotlights, extractor fan.

Garage

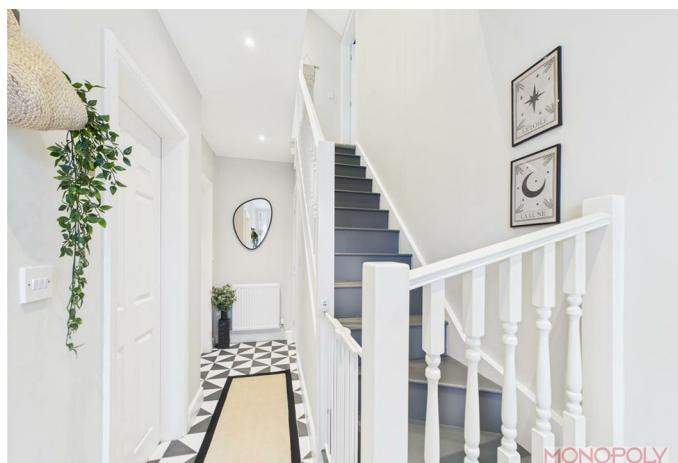
Single garage located at the bottom of the garden with vehicle access via electric gates from Newbrigg Road. Up and over vehicle door, power and lighting.

Outside

Front - Secure entrance gates opening on to a concrete drive, stone wall to front boundary, fencing to both sides, mature shrubs in planted beds, step up to entrance vestibule

Rear - Low maintenance rear garden, patio with pergola adjacent the rear of the house. Steps down





to a further garden area with artificial grass and paved path to rear parking area and garage. Enclosed with fencing to both sides and brick wall to rear.

IMPORTANT INFORMATION

*Material Information interactive report available in brochure section. *

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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Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs			
(F2 plus) A			
(B1-01) B			
(B3-00) C			
(D5-00) D			
(D9-04) E			
(Z1-00) F			
(Z1-00) G			
Not energy efficient - higher running costs			
78			

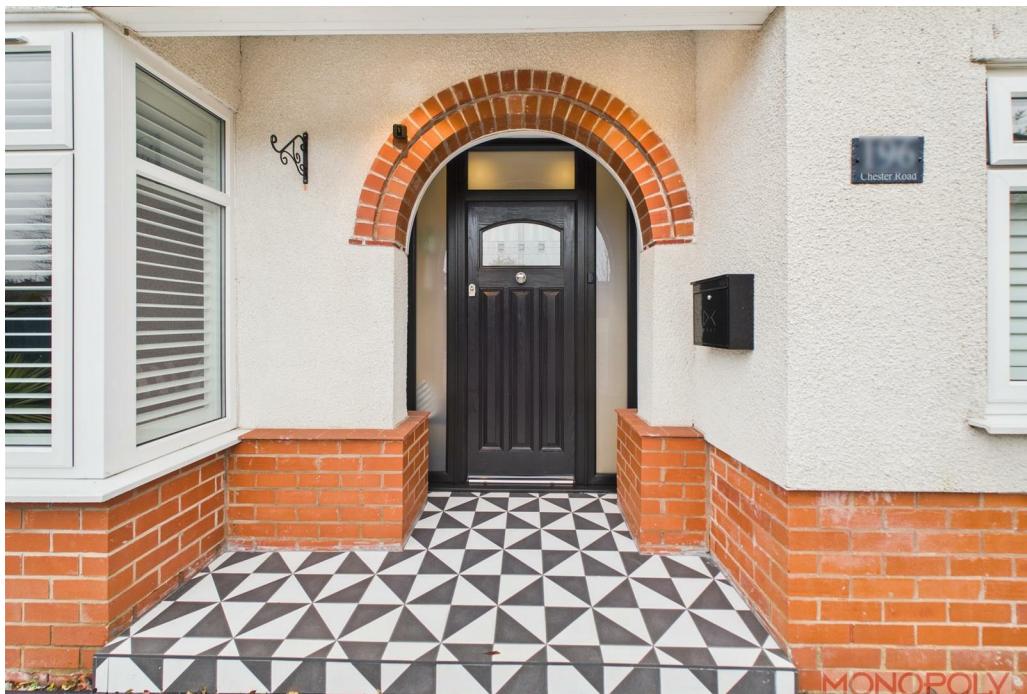
EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Provision
Very environmentally friendly - lower CO ₂ emissions			
(F2 plus) A			
(B1-01) B			
(B3-00) C			
(D5-00) D			
(D9-04) E			
(Z1-00) F			
(Z1-00) G			
Not environmentally friendly - higher CO ₂ emissions			
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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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