



16

Wrexham | | LL13 8QH

£275,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT

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# 16

Wrexham | | LLI3 8QH

A four bedroom detached house located on Kings Oak Court, Wrexham. This delightful property boasts an inviting atmosphere, perfect for families or those seeking a spacious home. Upon entering, you will find two well-proportioned reception rooms that offer versatile living spaces. These rooms are ideal for entertaining guests or enjoying quiet evenings with family. The ground floor also offers a kitchen/breakfast room, utility and shower room. The house features four generously sized bedrooms and a family bathroom. The layout is perfect for families, ensuring everyone has their own space. Located on the edge of Wrexham city centre which offers a variety of shops, schools, and recreational facilities, ensuring that all your needs are met within easy reach. NO ONWARD CHAIN!

- A FOUR BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- DOWNSTAIRS SHOWER ROOM
- FAMILY BATHROOM
- WELL MAINTAINED REAR GARDEN
- GARAGE & OFF ROAD PARKING
- CONVENIENT LOCATION IN WREXHAM
- NO CHAIN!



### Entrance Vestibule

Covered entrance area with tiled flooring and UPVC door to the hall.

### Entrance Hall

Carpet and stairs to the first floor, doors to kitchen and living room.

### Living Room

Carpet and window to front, open plan into dining area.

### Dining Room

Carpet, French style doors to rear garden, serving hatch through to the kitchen.

### Kitchen

Fitted range of wall and base units complementary worktops, stainless steel sink/drain, tiled splashback, window to rear, gas hob, single oven, extractor hood, tiled flooring, door to utility.

### Utility

Spaces for washing machine and tumble dryer, worktop over, wall units, window to rear, external door to rear.

### Shower Room

Comer shower enclosure, wc and hand wash basin, bathroom cabinet, window to side.

### First Floor Landing

Carpet, doors to four bedrooms and storage cupboard.

### Bedroom One

Double bedroom with carpet and window to front.

### Bedroom Two

Carpet, window to rear

### Bedroom Three

Carpet, window to rear.

### Bedroom Four

Carpet, window to front.

### Bathroom

Panel bath, hand wash basin, wc, window to side, tiled walls and tiled floor.

### Garage

Up and over vehicle door.

### IMPORTANT INFORMATION

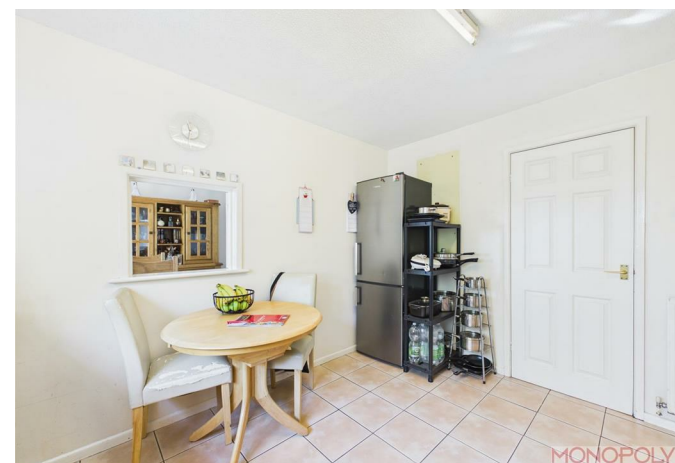
\*Material Information interactive report available in brochure section.\*

### 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







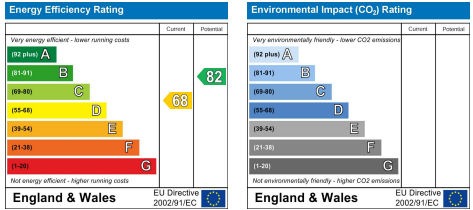


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