



14

Wrexham | LL11 5NG

Offers In The Region Of £145,000

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY
BUY ■ SELL ■ RENT

A well presented 2 bedroom terrace property located in the village of Lodge near Brymbo. The property offers a spacious kitchen/dining room, utility room and a generous rear garden, all of which can only be appreciated on internal inspection. The village of Lodge sits close to the village of Brymbo and benefits from having excellent access to Wrexham town centre and the A483 for commuting. In brief the property comprises of; front porch, lounge, kitchen/dining room and utility room to the ground floor and 2 bedrooms and bathroom to the first floor.

- A well presented 2 bedroom terrace property
- Spacious kitchen/dining room
- Utility room
- Generous rear garden
- Ideal first time purchase
- VIEWING HIGHLY RECOMMENDED



Front Porch

With a double glazed window to the front, carpeted flooring, door into the lounge.

Lounge

12'0" x 11'1" (3.68m x 3.38m)

Superbly presented with a double glazed window to the front, feature brick fireplace with inset log burner (not used for a few years), tiled hearth, carpeted flooring, double glazed window to the front, door into the inner hall.

Kitchen/Dining Room

12'0" x 11'1" (3.68m x 3.64m)

A spacious kitchen/dining room fitted with a full range of wall, drawer and base units, working surface with inset stainless steel sink and drainer, built in electric oven, 4 ring electric hob, extractor fan, part tiled walls, tiled flooring, ample space for a dining table, double glazed window, door off to the rear garden.

Utility Room

6'0" x 5'8" (1.85m x 1.74m)

With plumbing for a washing machine, space for a dryer, work surface, wall mounted gas combination boiler, tiled flooring, double glazed window.

First Floor Landing

With carpeted flooring, access to the loft space.

Bedroom 1

12'2" x 11'1" (3.73m x 3.40m)

Stylishly presented with a double glazed window to the front, carpeted flooring.

Bedroom 2

8'11" x 6'7" (2.74m x 2.03m)

Well presented with a double glazed window to the rear overlooking the garden, carpeted flooring.

Bathroom

12'2" x 4'3" (3.73m x 1.31m)

Fitted with a white suite comprising of a low level w.c, pedestal wash hand basin, bath with shower over, carpeted flooring, double glazed window.

Rear Garden

A real feature to the property is the generous rear garden. The back door opens to a small concrete yard with a gate opening to a shared pathway for taking out the bins and another gate opens to the main garden area with steps up to a large raised lawn garden with paved pathway leading to the foot of the garden where there is a decked seating area and access to a summerhouse.

Important Information

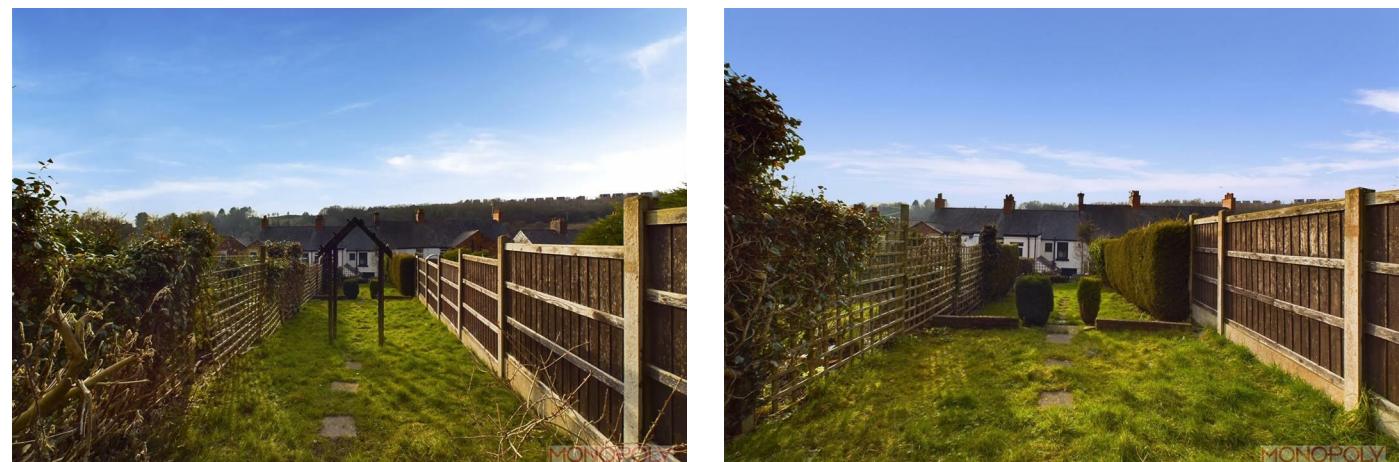
MONEY LAUNDERING REGULATIONS 2003

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 details must therefore be taken as a guide only.

Key Property Facts

The key material information can be seen via the web links from which ever property portal the property is viewed.





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.

Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs	(92 plus) A		87
(81-91) B			
(70-80) C			
(55-69) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Provision
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT