



43

Wrexham || LL11 2UG

£210,000

MONOPOLY
BUY • SELL • RENT

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This well-presented three-bedroom semi-detached home is in excellent condition, having undergone a series of modern improvements by the current owner. The ground floor accommodation comprises an entrance hall, a spacious lounge/dining area, a stylish kitchen/breakfast room, a rear porch, and a convenient downstairs WC—offering ample living space for families. To the first floor, the property features three bedrooms, a contemporary family bathroom, and an additional fully tiled shower room with a dual-hose system. Externally, the front of the property benefits from a patterned concrete driveway, while the rear offers a low-maintenance garden with an Indian sandstone patio, artificial lawn, and a designated dining/BBQ area. A detached, brick-built outbuilding—currently used as a workshop—adds further versatility. Situated in the popular village of Pandy, Wrexham, the property is just a short drive from the A483, offering excellent access to Wrexham City Centre, Chester and beyond. The area benefits from a range of local amenities, including shops, a pharmacy, and a pub. Pandy is also within easy reach of reputable primary and secondary schools, making it ideal for families.

- THREE BEDROOM SEMI-DETACHED HOME
- VERSATILE LIVING ACCOMMODATION
- SPACIOUS LOUNGE/DINING AREA
- MODERN KITCHEN/BREAKFAST ROOM
- REAR PORCH AND DOWNSTAIRS WC
- MODERN FAMILY BATHROOM PLUS ADDITIONAL SHOWER ROOM
- DRIVEWAY FOR THREE VEHICLES
- WELL MAINTAINED REAR GARDEN AREA
- BRICK OUTBUILDING/WORKSHOP
- EXCELLENT LOCATION FOR COMMUTERS



Entrance Hall

UPVC double glazed door leads into entrance hallway with stairs rising to first floor, carpet flooring, ceiling light point, panelled radiator and door into living/dining room

Lounge/Dining Room

A versatile space which can be used solely as a lounge or a lounge/dining area. UPVC double glazed window to the front elevation. Carpeted flooring, recessed LED lighting, panelled radiator and door into kitchen.

Kitchen/Breakfast Room

Newly fitted kitchen housing a range of cream gloss wall, drawer and base units with complimentary work surface over. Integrated appliances to include a double electric oven and grill, five-ring gas hob with glass splash-back and integrated washing machine. Space for fridge freezer and breakfast table. Composite sink unit with mixer tap and drainer. Wood effect LVT (Luxury Vinyl Tiles) flooring, panelled radiator, recessed LED lighting, two UPVC double glazed windows to the rear elevation and door leading into rear porch area.

Rear Porch

UPVC double glazed frosted door leading to outside. Tiled flooring, space for tumble dryer, ceiling light point and door into WC.

Downstairs WC

UPVC double glazed frosted window to the side elevation. WC, wall mounted bailer, tiled floor and ceiling light point.

Landing Area

UPVC double glazed window to the side elevation. Access to partly boarded loft, fitted storage cupboard, carpet flooring, recessed LED lighting, doors into bedrooms, bathroom and shower room.

Bedroom One

UPVC double glazed window to the front elevation. Carpet flooring, recessed LED lighting and panelled radiator.

Bedroom Two

UPVC double glazed window to the rear elevation. Carpet flooring, recessed LED lighting and panelled radiator.

Bedroom Three

Currently used as an office space with uPVC double glazed window to the rear elevation. Wood effect flooring, recessed LED lighting and panelled radiator.

Family Bathroom

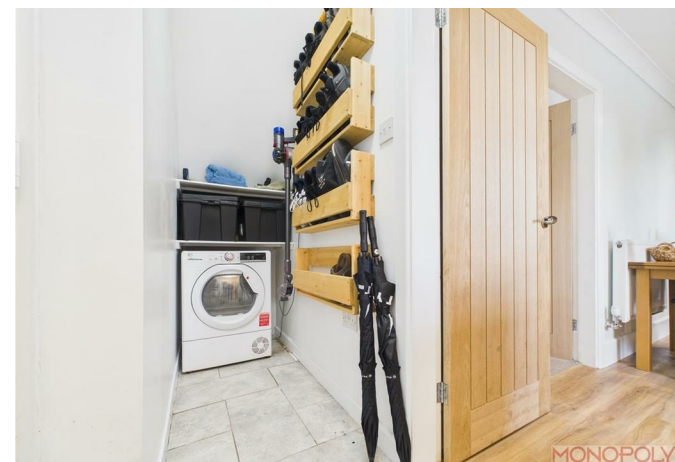
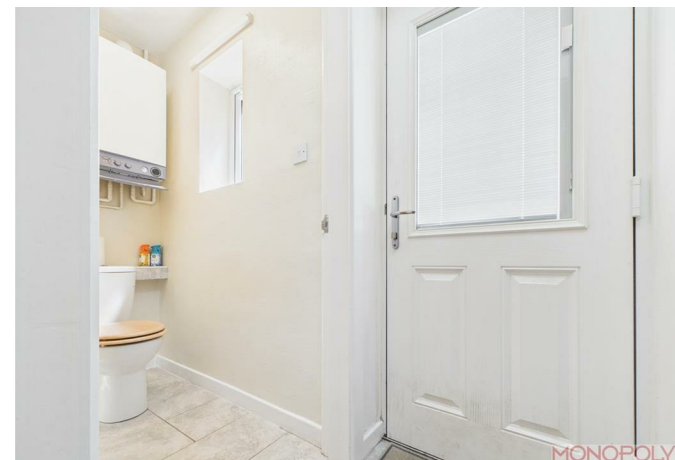
Modern three piece suite comprising low-level WC, wash hand basin set in a high gloss vanity storage unit and panelled bath with mains shower over. Chrome heated towel rail, partly tiled walls, shave point, recessed LED lighting, wood effect flooring, extractor and uPVC frosted window to the front elevation.

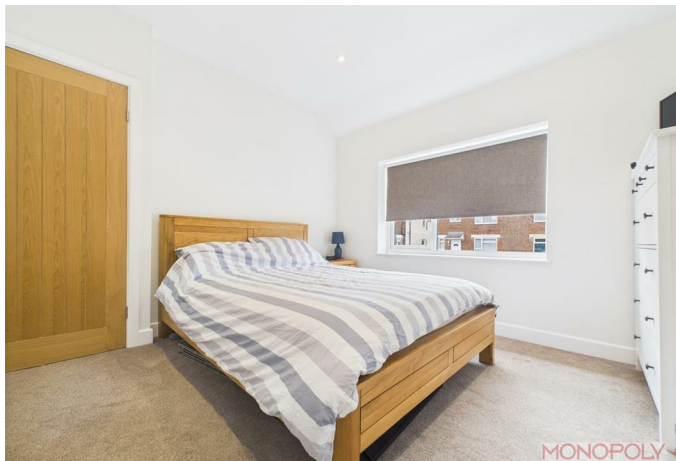
Shower Room

Newly fitted shower room with waterfall mains shower and separate hose. Fully tiled walls, flooring and shelf, recessed LED lighting and extractor fan.

Outside

To the front there is a patterned concrete driveway with a block paved border. Indian sandstone paved steps lead down to the front entrance and along the side of the property where a timber gate leads along the side of the property to the rear. The rear garden area has been landscaped and is easy to maintain with a continuation of the Indian sandstone paved patio area, steps lead down to an artificial lawn area and further down to a paved patio area. To the boundary is wood panelled fencing. Additionally the property has the added benefit of a brick built outhouse, currently used as a workshop.





Workshop

10'11" x 8'3" (3.34m x 2.52m)

Brick built workshop with glazed window, power, lighting and built in shelving.

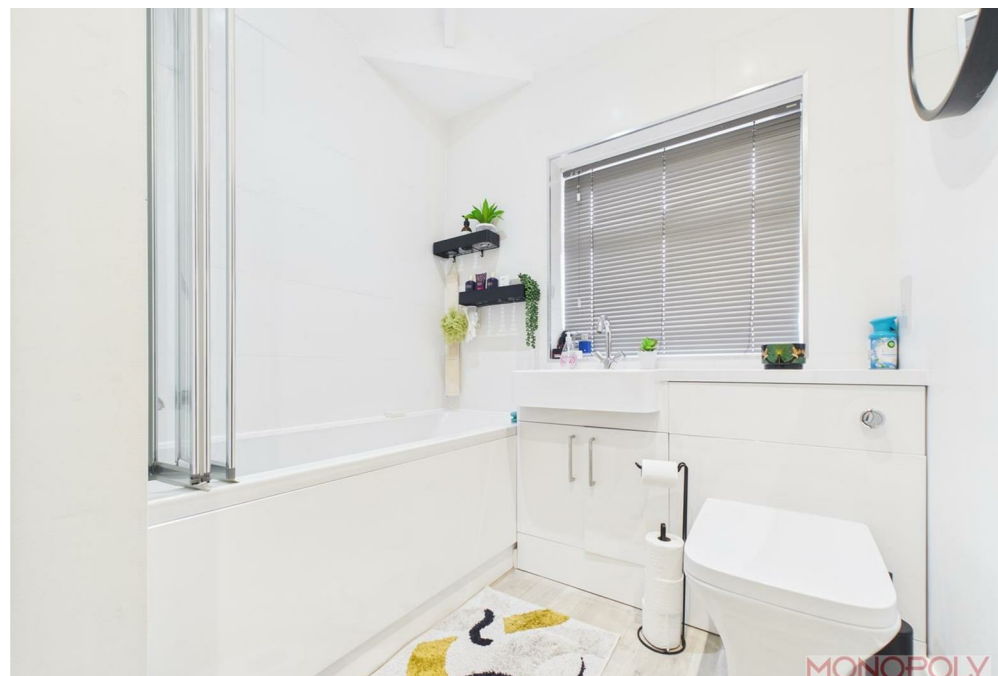
Additional Information

Internal doors have been upgraded to engineered oak. There has been new kitchen and bathroom fitted in the property along with a new bathroom, flooring and landscaped garden.

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.







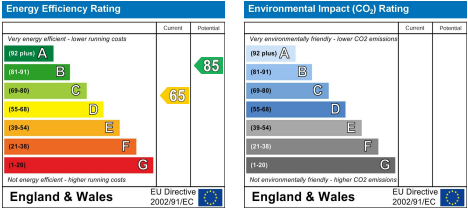


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