



30

Wrexham | LL13 9LX

£235,000

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY
BUY ■ SELL ■ RENT

30

Wrexham | LL13 9LX

"VIEWING HIGHLY RECOMMENDED"

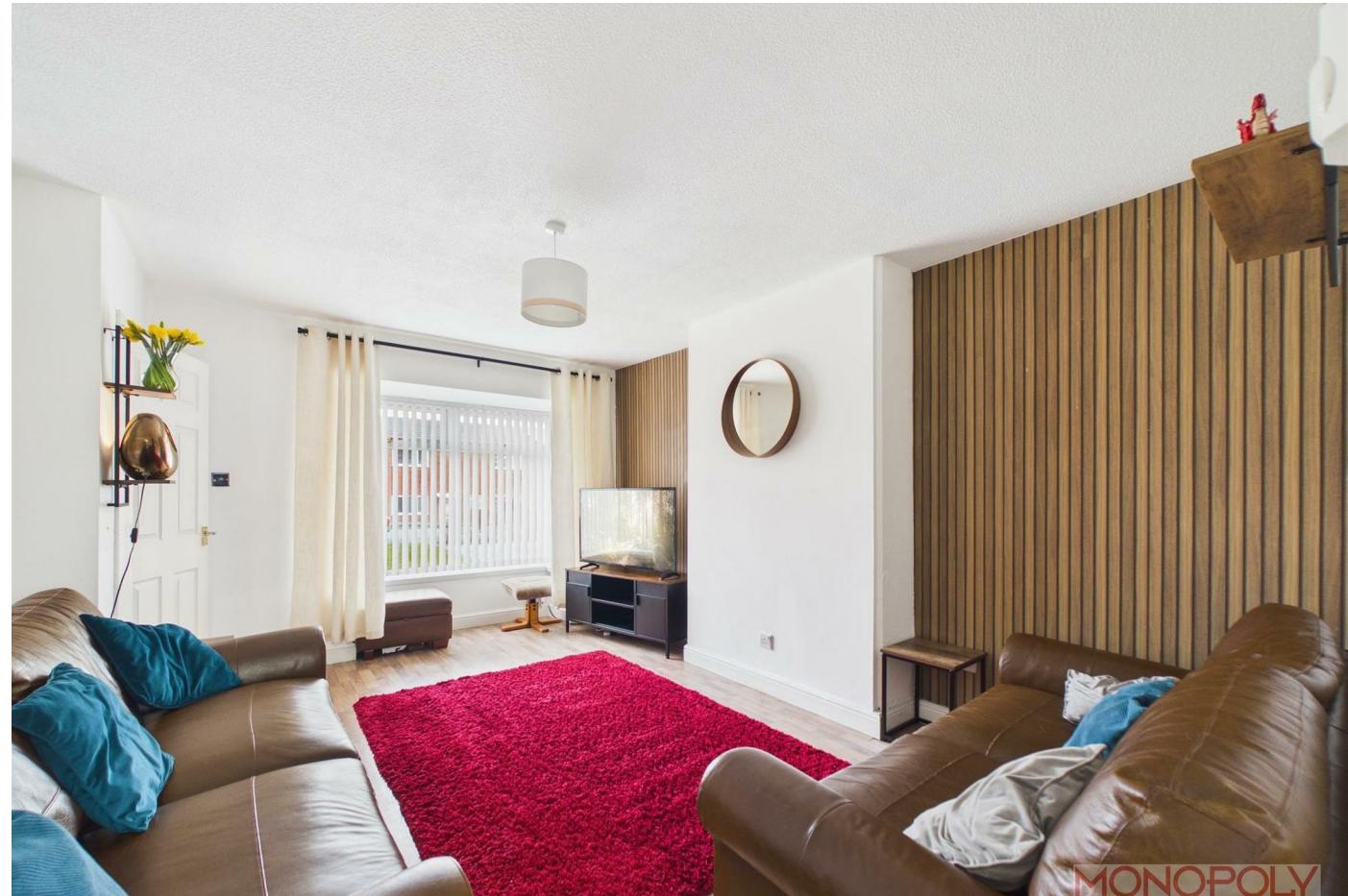
Located in the desirable area of Mile Barn Road, Wrexham, this charming Three-Bedroom semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The three well-proportioned bedrooms provide ample space for relaxation and rest, while the bathroom ensures convenience for daily routines. The house is equipped with gas central heating, ensuring warmth and comfort throughout the colder months, and the UPVC double glazing enhances energy efficiency and noise reduction.

One of the standout features of this property is the off-road parking, accommodating up to two vehicles, along with a garage for additional storage or secure parking. This is a rare find in such a sought-after location, making it an ideal choice for those who value both convenience and accessibility.

With its blend of practicality and comfort, this semi-detached house on Mile Barn Road is a wonderful place to call home. Don't miss the chance to view this delightful property and experience all it has to offer.

- THREE BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER LOCATION
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- VIEWING HIGHLY RECOMMENDED
- GARDENS TO FRONT AND REAR
- GARAGE
- UPVC DOUBLE GLAZING



ACCOMMODATION TO GROUND FLOOR

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

ENTRANCE HALLWAY

With staircase rising off to the first floor accommodation, door off to the lounge

LOUNGE

With UPVC Double glazed bay window to the front, laminate flooring, single panel radiator and door to the kitchen/diner. Media style wood panel walls either side of chimney breast.

KITCHEN/ DINER

Comprising of a good range of wall and base cupboards with complementary worktop surfaces incorporating Four ring gas hob, electric oven/grill with stainless steel canopy extractor hood above, plumbing for washing machine, tiled flooring, under stairs cupboard, Two UPVC Double glazed windows to the rear, double panel radiator. UPVC Double glazed and frosted door to the rear garden.

FIRST FLOOR LANDING AREA

With access to the loft space, UPVC Double glazed window to the side, doors off to the bedrooms and bathroom.

BEDROOM ONE

Which has a UPVC Double glazed window to the front, single panel radiator, carpeted flooring.

BEDROOM TWO

With UPVC Double glazed window to the rear, single panel radiator, carpeted flooring.

BEDROOM THREE

With UPVC Double glazed window to the front, single panel radiator, carpeted flooring.

FAMILY BATHROOM

Comprising of a panel enclosed bath with shower over, wash hand basin, low level w.c., UPVC Double glazed and frosted window to the rear, Chrome ladder style radiator/towel rail, fully tiled walls.

OUTSIDE TO THE FRONT

Driveway to the front with off road parking for two to three vehicles and which leads to the garage. The front garden is laid to lawn.

OUTSIDE TO THE REAR

Good sized rear garden with hardstanding sitting area which is an extension of the driveway, which in turn leads to the lawned garden which is enclosed by panel fencing.

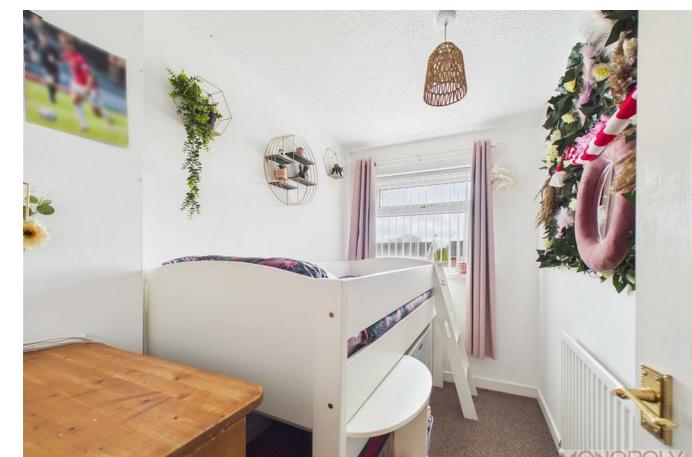
IMPORTANT INFORMATION

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.

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 Key Facts for buyers in Web Link.



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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