



## Poplar Avenue, Wrexham LL12 8EP Offers In Excess Of £220,000

A well presented 3 bedroom semi-detached property occupying a corner plot and located in the desirable village of Gresford. The property is located in the popular village of Gresford which has a wealth of local amenities including various shops, good primary school, excellent access to both Wrexham and Chester by bus or car and good access to the A483 for commuting. In brief the property comprises of; entrance hall, lounge and kitchen/dining room to the ground floor and 3 bedrooms and a bathroom to the first floor.

- A well presented 3 bedroom semi-detached property
- Ample off road parking
- Desirable village location
- Modern kitchen and bathroom
- Double aspect lounge
- Viewing highly recommended!



## Entrance Hallway

With wood effect flooring, stairs off to the first floor.

## Lounge

5.94 x 3.79 (19'5" x 12'5")

Dual aspect double glazed windows, carpet, door off into the kitchen.

## Kitchen/Dining Room

5.92 x 2.85 (19'5" x 9'4")

Well appointed with a modern fitted kitchen offering a range of white gloss wall, drawer and base units, wood effect work surfaces with inset 1 1/4 sink and drainer, built in electric oven, 4 ring electric hob, tiled splash back, stainless steel extractor fan, plumbing for a washing machine, space for a fridge/freezer, 2 double glazed windows, storage recess, wood effect tiled flooring, door off to the side.

## First Floor Landing

With carpet, door to built in wardrobe, access to the loft space.

## Bedroom One

4.80 x 3.06 max (15'8" x 10'0" max)

Well presented with 2 double glazed windows to the front, carpet flooring.

## Bedroom Two

4.22 x 2.81 max (13'10" x 9'2" max)

With a double glazed window to the rear, carpet flooring, door to a storage cupboard.

## Bedroom Three

3.06 x 1.91 (10'0" x 6'3")

With a double glazed window to the front, carpet flooring.

## Bathroom

2.50 x 1.68 (8'2" x 5'6")

Fitted with a modern suite comprising of a low level w.c, wash hand basin, bath, tiled flooring, chrome

towel rail/heater, part tiled walls, double glazed window.

## Outside

The property sits on a corner plot so there is a good size lawn garden to the front of the property with well established borders. The garden continues along one side of the property to the rear where there is a predominantly lawned garden with concrete path.

## Parking

Ample off road parking on a front drive.







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Energy Efficiency Rating	
	Potential
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	
	84
	70
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

#### 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.

