



151

Wrexham | LL13 9NY

£145,000

**MONOPOLY**<sup>®</sup>

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# 151

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## "VIEWING HIGHLY RECOMMENDED"

Nestled in the charming area of Coed Aben, Wrexham, this beautifully presented Two Bedroom terraced house offers a delightful blend of comfort and style. Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining guests. The well-appointed layout ensures that every corner of the home is utilised effectively, creating a warm and welcoming atmosphere.

The property boasts two spacious bedrooms, providing ample space for rest and personalisation. The bathroom is thoughtfully designed, catering to all your daily needs with ease.

This home is not only aesthetically pleasing but also practical, making it an ideal choice for first-time buyers, small families, or those looking to downsize. The location in Coed Aben offers a peaceful residential setting while still being conveniently close to local amenities and transport links.

Viewing is highly recommended to fully appreciate the charm and potential of this lovely terraced house. Don't miss the opportunity to make this delightful property your new home.

- TWO BEDROOM
- TERRACED HOUSE
- IMMACULATE CONDITION
- BEAUTIFULLY PRESENTED
- IDEAL FIRST TIME BUYER PROPERTY
- GREAT LOCATION
- GARDEN TO THE REAR



## ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed front door which gives access to the entrance hallway.

### ENTRANCE HALLWAY

With staircase rising off to the first floor accommodation, radiator, laminate flooring, door.

### LOUNGE

With UPVC Double glazed window to the front with views over the countryside opposite, radiator, laminate flooring, coved ceiling, door leading into the kitchen.

### KITCHEN/DINING ROOM

15'10" x 11'3" (4.83m x 3.43m )

Beautifully presented kitchen comprising 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, Integral fridge/freezer, Integral dishwasher, plumbing for washing machine, tiled floor, radiator, UPVC Double glazed window to the rear, understairs storage cupboard, UPVC Double glazed door to the rear hallway.

### REAR HALLWAY

With UPVC Double glazed and frosted door to the rear garden, UPVC Double glazed window to the rear, door to the storage/utility room.

### UTILITY/ STORAGE ROOM

9'0" x 6'4" (2.76m x 1.95m)

With window to the rear.

### FIRST FLOOR LANDING

With access to the loft space, Airing cupboard housing gas central heating boiler, doors off to the bedrooms and bathroom.

### BEDROOM ONE

15'10" x 11'3" (4.85m x 3.44m)

With UPVC Double glazed window to the front with views over the countryside opposite, carpeted flooring. Radiator.

### BEDROOM TWO

11'4" x 9'7" (3.47m x 2.94m)

With UPVC Double glazed window to the rear with radiator beneath, carpeted flooring.

### BATHROOM

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

## OUTSIDE TO THE FRONT

Gated access to the front leads to the front entrance door, garden has been landscaped with mature bushes shrubs and an area of lawn. The outlook is over the countryside opposite.

## OUTSIDE TO THE REAR

To the rear there is a sitting area leading to feature pebbled area for easy maintenance. The garden is made private with panel enclosed fencing and there is a gate to parking at the rear which is on a first come first served basis.

## 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.

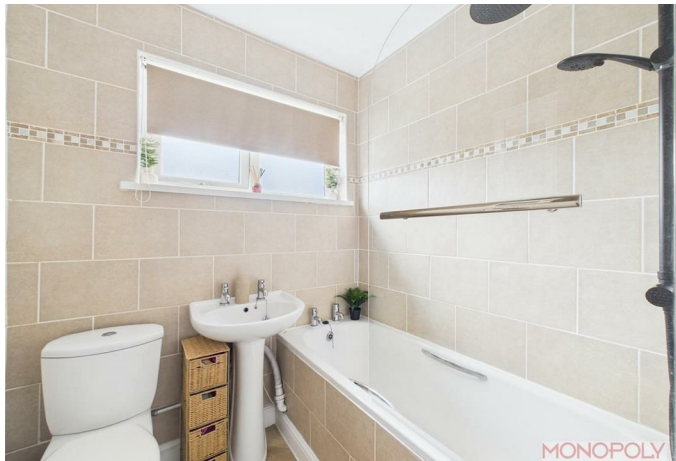
Please remember that you should not borrow more than you can safely afford.

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.



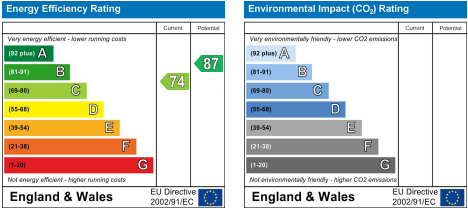




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