



Eyton Villa

Wrexham | | LL13 0SW

£385,000

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Eyton Villa

Wrexham | | LL1 3 OSW

A superbly presented 4 bedroom semi-detached family home situated in the rural village of Eyton, close to Bangor-on-Dee. This charming property offers spacious and versatile living accommodation to include a good size lounge and dining room, well appointed kitchen and bathroom, Four good size bedrooms and a generous, beautifully maintained rear garden, all of which can only truly be appreciated when viewing. Set in a rural location with pleasant field side views, Eyton Villa sits close to the picturesque village of Bangor-on-Dee and approximately 4 miles from Wrexham city centre. The village of Eyton benefits from having a local primary school and has excellent access to major road routes for commuting. In brief the property comprises of; hallway, lounge, dining room, kitchen, downstairs w.c and pantry to the ground floor and four double bedrooms and bathroom to the first floor.

- A well presented 4 bedroom semi-detached family home
- Spacious and versatile living accommodation
- Four good size bedrooms
- Spacious lounge and dining room
- Large beautifully maintained rear garden
- Open field side views from the first floor
- Ample off road parking
- Rural village location
- MUST BE VIEWED TO BE APPRECIATED



Hallway

A lovely, wide hallway with wood effect flooring, stairs off to the first floor, oak veneer doors into the dining room and sitting room.

Sitting Room

Beautifully presented with central 'Clearview' log burner, stone hearth and thick timber mantel, double glazed window to the front and double glazed door with glass panels to the rear garden patio, wool carpet flooring, door leading into hallway.

Dining Room

Impressively spacious with 3 double glazed windows to the rear, wood effect flooring, oak veneer door into the kitchen.

Kitchen

Superbly appointed with a country style kitchen offering a range of wall, drawer and base units, pan drawers, working surface with inset stainless steel sink and drainer, built in electric double oven and grill, 4 ring electric hob, extractor fan, part tiled walls, integrated dishwasher, refrigerator and freezer, tiled flooring, double glazed window, uPVC stable door off to the rear garden, oak veneer doors off to the downstairs w.c and utility room.

Downstairs w.c

Fitted with a toilet, tiled flooring and double glazed window.

Pantry

With space for a fridge/freezer and dryer, timber effect cushioned flooring, door into the part garage which is ideal for storage.

First Floor Landing

With oak veneer doors off to the bedrooms, bathroom and 2 useful storage cupboards, carpeted flooring.

Bedroom 1

A fantastic bedroom being spacious and well presented with a double glazed window to the rear offering wonderful field side views and views of the garden, ceiling beam, carpeted flooring.

Bedroom 2

Another good size bedroom with a double glazed window to the rear, wash hand basin with vanity unit under, carpeted flooring.

Bedroom 3

A double bedroom with a double glazed window to the rear, again with lovely field side views, fitted wardrobes, carpeted flooring.

Bedroom 4

With a double glazed window to the front, fitted wardrobes, carpeted flooring.

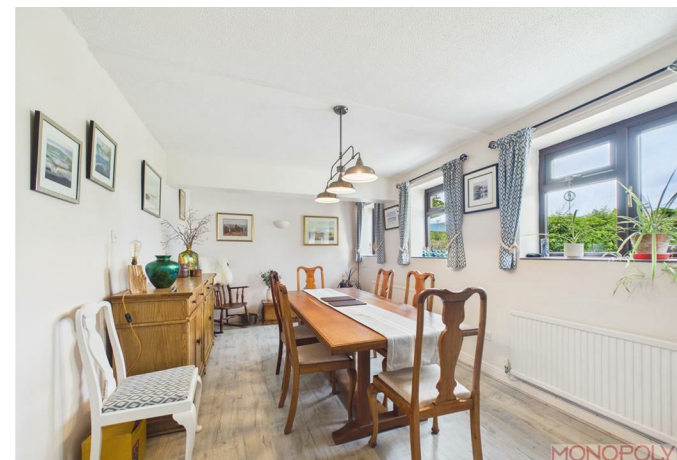
Bathroom

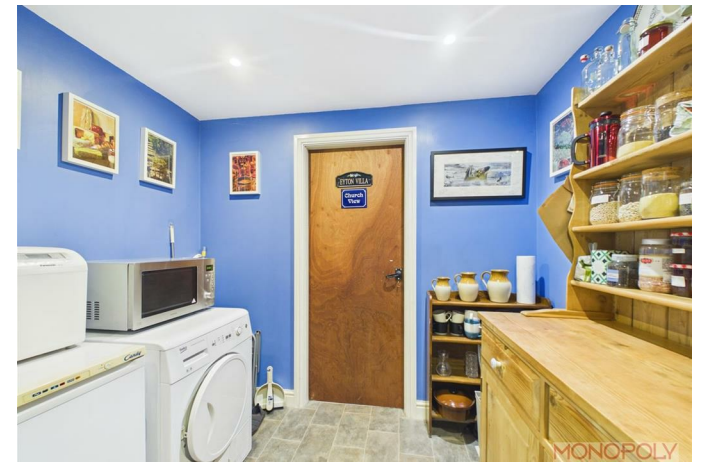
Well appointed with a 4 piece suite comprising of a pedestal wash hand basin, toilet, bath, fully tiled shower cubicle, fully tiled walls, cushioned flooring, double glazed window, heated towel rail.

Outside

A fantastic feature of the property is the wonderful garden, being impressively generous and beautifully maintained. There is a large patio adjacent to the rear of the property leads on to a shaped lawn with well established planted borders and array of wild flowers.

Double timber gates open to a gravelled driveway allowing for ample off road parking and splitting up the 2 areas of garden. To the top is a further good size lawn garden with wild flowers and high growing trees. There is also access to a green house and further paved patio.





Additonal Information

Septic tank: Uni.Gem submerged aerated media treatment plan is shared with the neighbours who also share costs. It is a bio system with 2 pumps one of which is the aerator pump which runs constantly at low electrical cost. This emits a low level hum. Emptied once a year. Oil Combi Boiler fitted March 2020. Last annual service 19/05/2026. Loft: 2 access points but not boarded.

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.





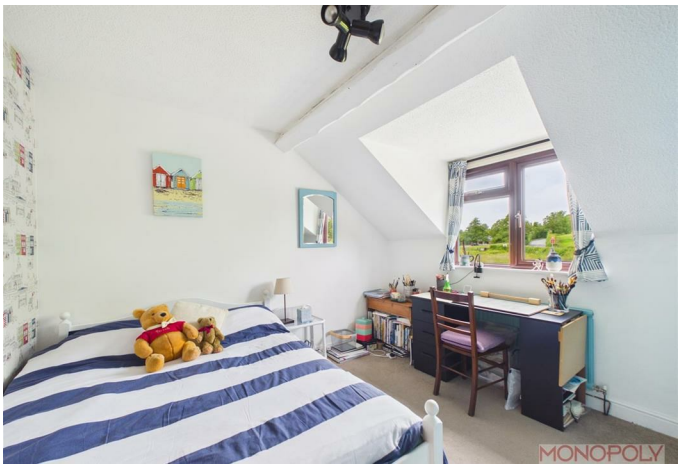
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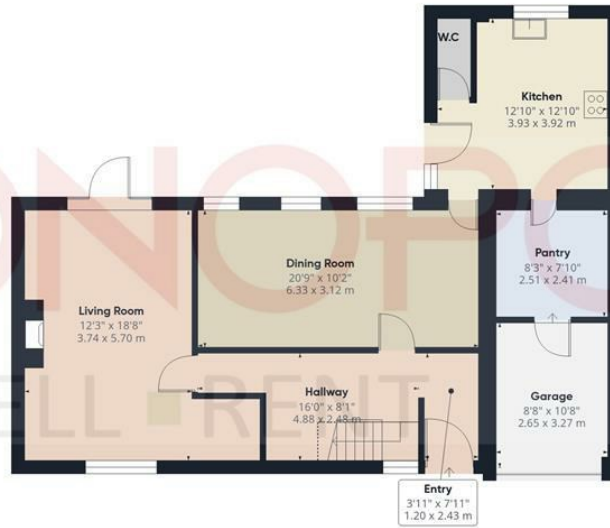
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1660 ft²
 154.3 m²

Reduced headroom

51 ft²
 4.7 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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MONEY LAUNDERING REGULATIONS 2003

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Future	Future	Current	Future	Future
Very energy efficient - lower running costs (92-95) A			Very environmentally friendly - lower CO ₂ emissions (82-91) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(35-49) D		
(43-54) E			(21-34) E		
(31-42) F			(11-20) F		
(1-30) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

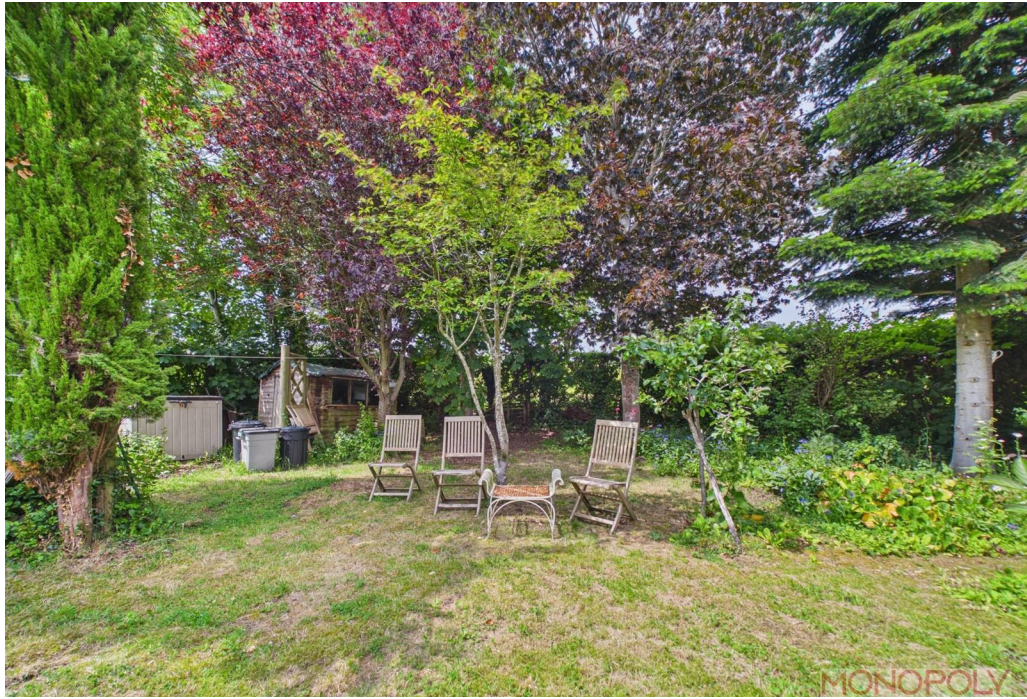














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