



12

Wrexham | LL13 9QN

£160,000

MONOPOLY
BUY ■ SELL ■ RENT

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"VIEWING HIGHLY RECOMMENDED"

We are DELIGHTED to offer for sale this IMMACULATE AND BEAUTIFULLY PRESENTED Two Bedroom Mews Style Terraced House LOCATED in a very DESIRABLE AND SOUGHT AFTER AREA within the Goulbourne Estate in Borras Park.

This property is in a cul-de-sac location with the Accommodation comprising: Entrance Hall, Lounge, Kitchen/ Diner, Two Good sized Bedrooms and Family Bathroom. Front Garden laid to lawn, Rear Garden which has Hardstanding with covered area leading to the Astroturf lawn and there is on road parking available to the front and rear of the property. The Property benefits from Gas Central Heating and UPVC Double glazing.

Within comfortable walking distance of the very popular and sought after Borras infant and junior schools. Easy access to Wrexham Town Centre and the A483 to Chester, Oswestry and the motorway networks beyond

- TWO BEDROOM
- MEWS STYLE PROPERTY
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CUL DE SAC LOCATION
- MODERN KITCHEN
- VIEWING HIGHLY RECOMMENDED
- SOUGHT AFTER LOCATION
- GOOD SIZED FRONT AND REAR GARDENS



ACCOMMODATION TO GROUND FLOOR

UPVC double glazed frosted door giving access to the entrance hall.

ENTRANCE HALL

With double panel radiator, staircase rising off to the first floor accommodation, door leading off to the living room.

LOUNGE

14'4" x 9'7" (4.392m x 2.923m)

With UPVC double glazed window to front with double panel radiator beneath, TV aerial point, wood effect laminate flooring and door leading into kitchen/diner.

KITCHEN/ DINER

12'11" x 8'5" (3.958m x 2.588m)

Modern fitted kitchen comprising a range of wall and base cupboards in Hi Gloss effect finish, with complementary work top surfaces incorporating integral four ring electric hob, electric oven/ grill with stainless steel canopy extractor hood over, plumbing for washing machine, Brick Style tiled splashbacks, Space for fridge/ freezer, UPVC double glazed window to the rear, wall mounted Built in cupboard housing the gas central heating boiler, under stairs cupboard, tiled floor, UPVC double glazed frosted door to the rear garden, radiator.

FIRST FLOOR LANDING

Double panel radiator and doors leading off to the bedrooms and family bathroom.

BEDROOM ONE

10'1" x 9'8" (3.088m x 2.969m)

UPVC double glazed window to the front with radiator beneath, laminate flooring, built in wardrobe.

BEDROOM TWO

12'10" x 9'5" (3.931m x 2.882m)

UPVC double glazed window to the rear, with radiator beneath, access to the loft space, laminate flooring.

FAMILY BATHROOM

Panel enclosed bath with shower over, pedestal wash hand basin, low level W.C, fully tiled walls, UPVC double glazed frosted window to the rear, ladder style chrome radiator, built in cupboard with shelving.

OUTSIDE TO THE FRONT

Open style garden to the front, laid mainly to lawn, with

pathway to the front entrance door, parking space to the front.

OUTSIDE TO THE REAR

Hard standing covered sitting area leading to Astroturf lawn, panel enclosed fencing to side boundaries and feature brick wall with gate giving access to parking to the rear.

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 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

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





Approximate total area⁽¹⁾
563.02 ft²
52.31 m²

Ground Floor



Floor 1

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

MONEY LAUNDERING REGULATIONS 2003

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| Energy Efficiency Rating | | Current | Prospective |
|---------------------------------------------|--|---------|-------------|
| Very energy efficient - lower running costs | | | 90 |
| (92 plus) A | | | |
| (81-91) B | | | |
| (70-80) C | | | |
| (55-69) 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 | Prospective |
|-----------------------------------------------------------------|--|---------|-------------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-69) 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

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