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Wrexham || LL13 8QH

£315,000

MONOPOLY
BUY ■ SELL ■ RENT

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NO CHAIN! Tucked away on a quiet cul-de-sac close to Wrexham City Centre, this four-bedroom detached family home offers spacious and versatile living accommodation, presented in excellent condition throughout. The ground floor briefly comprises an entrance hallway, living room, dining room, kitchen with additional dining space, inner porch, downstairs WC and access to the integral garage, creating a practical layout for family life and entertaining. To the first floor, a generous landing leads to four well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a block-paved driveway with space for two vehicles, an integral garage, and a well-established rear garden with both patio and decking areas, perfect for outdoor relaxation and dining. Kings Oak Court is a sought-after residential location, just a short walk from Wrexham City Centre, where you'll find a wide range of shops, restaurants, cafes, and leisure facilities. Excellent local schools, supermarkets, and Acton Park are also nearby, while transport links via the A483 provide easy access to Chester, Oswestry and beyond—making it an ideal location for families and commuters alike.

- FOUR BEDROOM DETACHED FAMILY HOME WITH NO ONWARD CHAIN
- EXCELLENT CONDITION THROUGHOUT
- ENTRANCE HALL WITH DISCREET STORAGE
- LIVING ROOM AND DINING ROOM
- SPACIOUS KITCHEN WITH INTEGRATED APPLIANCES
- ADDITIONAL DINING AREA
- INNER PORCH, DOWNSTAIRS WC AND INTEGRAL ACCESS TO GARAGE
- ESTABLISHED GARDEN TO REAR
- DRIVEWAY TO THE FRONT
- CUL-DE-SAC LOCATION



Entrance Hall

Sheltered entrance porch with light and uPVC double glazed door with frosted side panel leads to entrance hall. Discreet push-to-open under-stairs storage cupboards, designed with a handle-less finish for a sleek and seamless look. 'Dennis' Ruabon Red floor tiles, ceiling light point, panelled radiator and engineered oak doors into living/dining room and kitchen/dining area.

Lounge

UPVC double glazed window to the front elevation. Gas fireplace with black granite hearth and back with wooden surround. Carpet flooring, ceiling light point, two wall lights, panelled radiator and arch leading into dining room.

Dining Room

UPVC double glazed French doors to rear garden area. Ceiling pendant light, carpet flooring, panelled radiator and serving hatch into kitchen.

Kitchen/Dining Room

A bright and spacious open-plan kitchen and dining area, beautifully designed with a comprehensive range of wall, drawer and base units incorporating practical corner swivel storage and integrated spice racks, all topped with sleek black granite work surfaces. Integrated appliances include a pull-out drawer dishwasher, fridge, freezer, washing machine, eye-level double gas oven and grill, plus a gas hob with an AEG automated pop-up extractor. A 1.5 stainless steel sink with mixer tap is set beneath a uPVC double-glazed window, drawing in natural light and enjoying views of the garden. The kitchen also features a breakfast bar with additional seating, ideal for casual dining, while the adjoining dining area comfortably accommodates a family dining table and benefits from French doors leading out to the

garden. Finished with tiled flooring to the kitchen, complementing carpet to the dining space, recessed LED spotlights, feature kickboard and under-unit lighting, a panelled radiator with towel rail, and alcove space for a wall-mounted television.

Inner Porch

Doors into downstairs WC and garage, carpet flooring and ceiling light point.

Downstairs WC

Two piece suite comprising low-level WC and wash hand basin. Panelled radiator, tiled flooring, 1/2 tiled walls, extractor and ceiling light point.

Landing Area

UPVC double glazed window to the side elevation. Access to loft which is partly boarded with a fitted ladder and lighting. Carpet flooring, ceiling light point and doors leading to four bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front elevation. Finished with carpet flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window to the rear elevation. Finished with carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the rear elevation. Finished with carpet flooring, ceiling light point and panelled radiator.

Bedroom Four

UPVC double glazed window to the front elevation. Currently used as an office space, fitted with a hardwood desk and master switch to ample power sockets. Finished with carpet flooring, ceiling light point and panelled radiator.





Bathroom

Four piece suite to comprise a low-level WC, floating wash hand basin, tiled bath with mixer tap and shower hose and a separate walk-in shower cubical with mains dual hose rainfall shower. Finished with tiled flooring, panelled radiator with towel rail, 1/2 tiled walls, recessed LED lighting, extractor and uPVC double glazed frosted window to the side elevation.

Garage

Electric up and over door, power and lighting. Ladder leading to boarded storage area where combination boiler is located. Integral door leading to inner porch.

Outside

To the front elevation, the property is approached via a block-paved driveway providing off-road parking for two vehicles, with access to the garage and a timber gate leading to the side elevation. The rear garden is attractively landscaped and well established, offering multiple seating and entertaining areas including paved patios, a neatly lawned section, and a decked area with a timber shed. Raised borders are stocked with mature flowers and shrubs, complemented by decorative stone features that add further charm. The boundaries are secured with fencing and natural hedging, ensuring both privacy and security. Additionally, the garden benefits from an outside tap and mains-powered wall lighting.

Additional Information

The home has been well-maintained and improved by the present owner. The combination boiler is located in the garage and has been serviced recently. The loft is boarded with a ladder and lighting.

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.

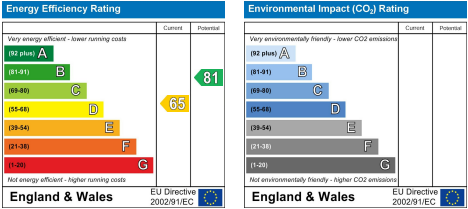








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