



10

Wrexham | LL12 9SL

Offers In Excess Of £150,000

**MONOPOLY**  
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Situated in the popular residential location of Cefn y Bedd, this well-presented two double bedroom semi-detached home is offered for sale.

In brief, the accommodation comprises an entrance hallway, living room and kitchen/dining room to the ground floor. To the first floor, the landing provides access to two well-proportioned double bedrooms and a family bathroom. Externally, the property benefits from a decorative stone garden to the front, a useful log store to the side and a generous multi-level garden to the rear, offering a range of seating areas and excellent potential for outdoor enjoyment. The home further benefits from a hybrid heating system, incorporating solar panels and an LPG gas-fired system, along with a recently installed boiler (approximately three years ago) and a multi-fuel burner within the living room, enhancing both efficiency and comfort.

Bryn Derw is a quiet cul-de-sac within Cefn y Bedd, enjoying open views to the front and a strong sense of community. A range of local amenities are within walking distance, while the nearby villages provide additional facilities. Both Wrexham and Mold are easily accessible, offering a wider selection of shopping, dining and leisure options, along with excellent transport links for commuters.

- TWO DOUBLE BEDROOM SEMI DETACHED HOME
- ENTRANCE HALL
- LIVING ROOM WITH MULTI-FUEL BURNER
- KITCHEN/DINING ROOM
- SPACIOUS THREE PIECE BATHROOM
- GARDEN TO FRONT AND LOG STORE AREA TO SIDE
- GENEROUS TIERED GARDEN TO THE REAR
- CUL-DE-SAC LOCATION IN CEFN Y BEDD
- DUAL HEATING SYSTEM WITH LPG GAS AND SOLAR PANELS



### Entrance Hall

UPVC double glazed door leads into entrance hallway with wooden laminate flooring,, ceiling light point, panelled radiator, stairs to first floor and door into living room.

### Living Room

UPVC double glazed window to the front elevation. Newly fitted multi-fuel burner set on a slate hearth, wooden laminate flooring, ceiling light point, panelled radiator and door into kitchen/diner.

### Kitchen/Dining Room

Open plan kitchen/diner with the kitchen housing a range of wall, drawer and base units with granite work surface over incorporating a stainless steel sink unit with mixer tap. Integrated extractor hood and space for additional appliances including fridge-freezer, cooker, washing machine, dishwasher, and tumble dryer. Space for dining table, door into under-stairs storage cupboard, panelled radiator, tiled flooring, two ceiling light points, three uPVC double glazed windows to the rear and uPVC double glazed door to the side.

### Landing Area

UPVC double glazed window to the side elevation, carpet flooring, ceiling light point, doors to bedrooms and bathroom.

### Bedroom One

UPVC double glazed window to the front with views. Fitted wardrobe and built in storage cupboard. Wooden laminate flooring, ceiling light point and panelled radiator.

### Bedroom Two

UPVC double glazed window to the rear. Wooden laminate flooring, panelled radiator and ceiling light point.

### Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin with mixer tap over and panelled bath with electric shower over. Vinyl flooring, tiled walls, panelled radiator, extractor fan and uPVC double glazed frosted window to the rear.

### Outside

To the front a wrought iron gate opens to steps rising to an elevated entrance. There is decorative stone frontage with hedging to the boundary for security and privacy. A further gate leads alongside the property where there is a log storage areas. The rear garden is multi level and easy to maintain with a paved area and steps rising to a further four levels with the top level having bedding for plants or vegetables. There is fencing to the boundary for security and privacy. Additionally there is a brick built BBQ, LPG gas tank, outside tap and lighting,

### Additional Information

The property benefits from a dual heating system, combining renewable energy with traditional heating. This includes an air source heat pump alongside an LPG gas tank supplemented by solar panels which help improve overall energy efficiency and running costs. The boiler was replaced 3 years ago and multi-fuel burner was installed recently.

### 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

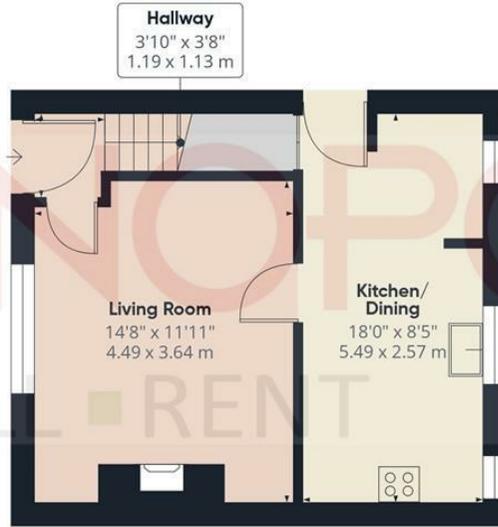




that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification 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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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 683 ft<sup>2</sup>  
 63.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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

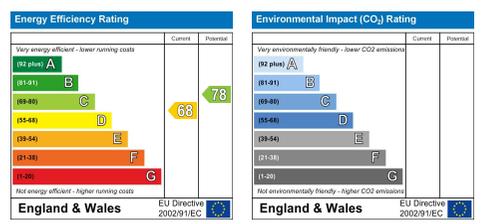
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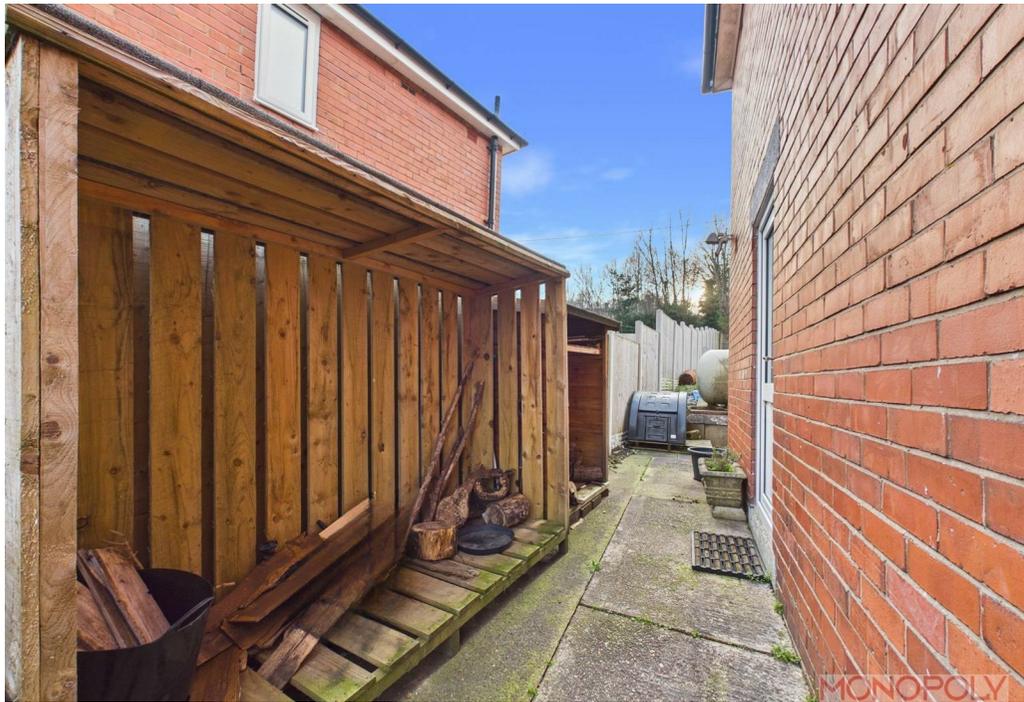
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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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