



## 5 Maelor Terrace

Wrexham | LL11 6NE

£150,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT





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Situated in the popular residential area of Brynteg is this well-presented two double bedroom terraced home, benefitting from a recently installed combination boiler as well as a modern kitchen and bathroom fitted within the last couple of years. The property offers spacious and versatile accommodation, ideal for first-time buyers, downsizers or investors. In brief, the ground floor comprises an entrance porch, an office/front sitting room, a generous living/dining area, and a contemporary kitchen with a range of modern units and worktops. To the first floor, the landing leads to two double bedrooms, with the front bedroom enjoying far-reaching views over the surrounding area, along with a stylish, recently updated family bathroom. Externally, the property offers a low-maintenance front courtyard with established shrubs. The rear garden is a particularly attractive feature, including a decked seating area, lawned garden, mature tree and well-established shrubberies. A gate leads to the block-paved driveway providing parking for two vehicles, accessed via a rear lane. Victoria Road is conveniently located with a local convenience store just a short walk away, along with additional amenities within easy reach, including schools, takeaways, a pharmacy and public transport links. Brynteg is well placed for access to Wrexham City Centre, which is only a short drive away and offers a wide range of shops, cafés, restaurants and leisure facilities. The area also benefits from nearby countryside walks, including routes towards Rhosrobin and the surrounding fields, making it appealing for those who enjoy outdoor space while remaining close to key amenities.

- TWO BEDROOM TERRACED HOME
- ENTRANCE PORCH
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- DOUBLE BEDROOMS
- MODERN FITTED BATHROOM
- DRIVEWAY FOR TWO VEHICLES
- GARDEN AREA TO THE REAR
- FAR REACHING VIEWS
- NEW COMBINATION BOILER





### Entrance Porch

UPVC double glazed door leading into entrance porch with wooden laminate wood flooring, ceiling light point, electric box and door into dining room.

### Office/Front Room

UPVC double glazed window to front with radiator beneath, laminate wood flooring, ceiling light point, staircase rising off to the first floor, French style wooden doors into Living/Dining area.

### Living/Dining Area

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

### Kitchen

Housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include electric oven, hob and extractor above. Space for fridge-freezer and washing machine. Stainless steel sink unit with mixer tap over. Vinyl flooring, splash-back tiles, ceiling light point, uPVC double glazed window to the side/rear and uPVC double glazed door to the rear garden area.

### Landing Area

Access to the loft space which has a drop down ladder, ceiling light point, carpet flooring, doors off to bedrooms and bathroom.

### Bedroom One

UPVC double glazed window to the front with far-reaching views. Built in storage cupboard with rail, shelving and ceiling light. Wooden laminate flooring, panelled radiator and ceiling light point.

### Bedroom Two

UPVC double glazed window to the rear. Wooden

laminate flooring, panelled radiator and ceiling light point.

### Family Bathroom

Three piece modern suite comprising low-level WC, wash hand basin with vanity storage under and panelled bath with mains shower over. Tiled splash-back, tiled flooring, ceiling light point, chrome heated towel rail and uPVC double glazed frosted window to the rear.

### Outside

Front courtyard area with established shrubberies and trees with shared pathway. To the rear is a pleasant garden area with decked seating area, lawned garden, decorative stone and pathways leading to a block paved driveway for two vehicles. The garden area is bound by fencing with side and brick wall for added security and privacy. Additionally there are two timber storage sheds and an outside tap. The garden area also has an apple tree along with rose bushes and fruit shrubberies.

### Additional Information

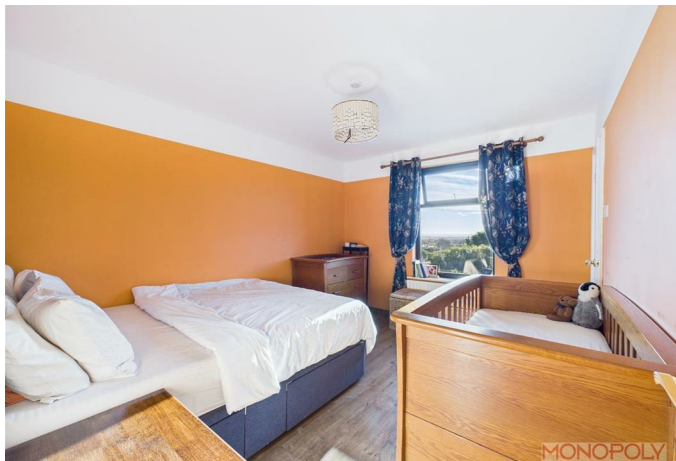
The present owners have improved and maintained the home since residing at the property to include a new kitchen, new bathroom and new combination boiler installed just four months ago, which is located in the kitchen. Additionally there have been new plastering, added insulation and general re-decoration.

### 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.









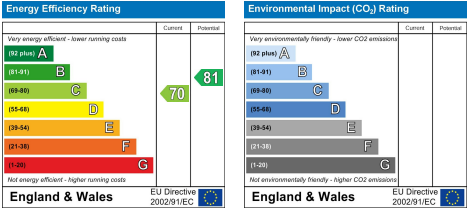
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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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