



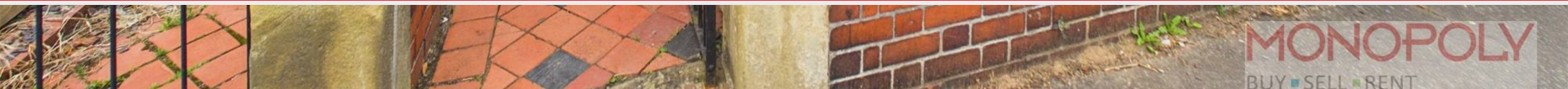
72

Wrexham | | LL13 7PH

£230,000

MONOPOLY[®]

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72

Wrexham | | LLI 3 7PH

A deceptively spacious 3 bedroom semi-detached town house situated in the heart of Wrexham city centre. This excellent property has been extended in the past and offers versatile living accommodation to include 3 reception rooms to the ground floor, 3 bedrooms all of which have their own en-suites/cloakrooms and really must be viewed to be fully appreciated. Located in Wrexham city centre there are a wealth of amenities on its doorstep as well as having good road routes out of Wrexham for commuting. In brief the property comprises of; front porch, hallway, lounge, dining room, kitchen, downstairs w.c and study/dining room to the ground floor and 3 bedrooms, 2 bathrooms and w.c to the first floor. There is also a staircase off the first floor leading to a useful attic space.

- A deceptively spacious 3 bedroom semi-detached property
- City centre location
- Three reception rooms
- Bathrooms/w.c off all of the three bedrooms
- Rear Garden
- MUST BE VIEWED TO BE APPRECIATED



Front porch

With Minton tiled flooring, door opening into the hallway

Hallway

With Minton tiled flooring, stairs off to the first floor, door to an under stairs storage cupboard.

Lounge

Well presented with a large double glazed bay window to the front, attractive open fire place with tiled hearth and surround and timber mantel, carpeted flooring.

Dining Room

With a double glazed window to the rear, carpeted flooring.

Kitchen

Well appointed with a range of matching wall, drawer and base units, working surface with inset 1/4 stainless steel sink and drainer, integrated dishwasher, built in electric double oven, 4 ring electric hob, part tiled walls, space for a fridge/freezer, double glazed window, wood effect flooring., cupboard housing the 'Ideal vogue' gas combination boiler.

Rear Porch

With wood effect flooring, door to the office and downstairs w.c.

Downstairs w.c

Fitted with a low level w.c, wash hand basin with vanity unit under, plumbing for a washing machine, wall units.

Office

An extension to the original property and versatile in its use. with double glazed sliding doors off to the rear garden, carpeted flooring.

First Floor Landing

With carpeted flooring, doors off to the bedrooms and to the stairs leading to the attic space.

Bedroom 1

A good size double bedroom with feature cast iron fireplace, double glazed bay window to the front, door to an en-suite bathroom.

En-suite Bathroom

Fitted with a low level w.c with with concealed cistern, wash hand basin with vanity unit under, bath with shower over, double glazed window, part tiled walls.

Bedroom 2

With a feature cast iron fireplace, double glazed window to the rear, carpeted flooring, door to a w.c.

W.C

Fitted with a low level w.c, pedestal wash hand basin, part tiled walls.

Bedroom 3

With a cast iron fireplace, double glazed window to the side.

En-suite Bathroom

Fitted with a free-standing roll top bath, low level w.c, pedestal wash hand basin, tiled flooring, double glazed window.

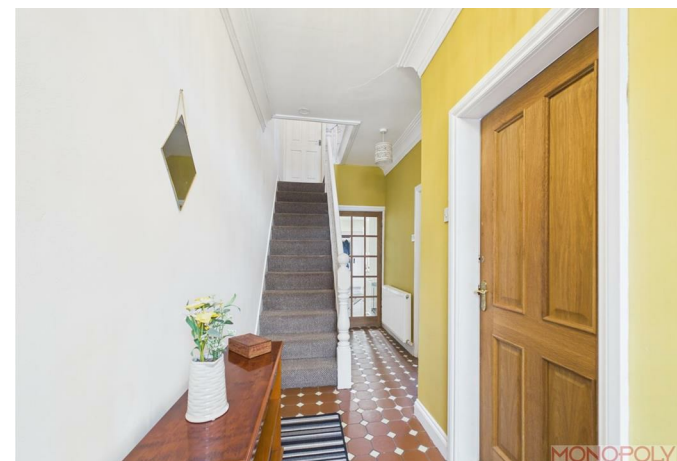
Attic Space

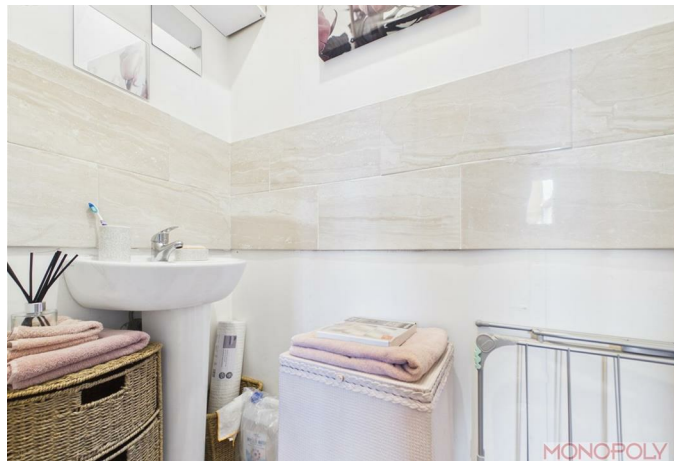
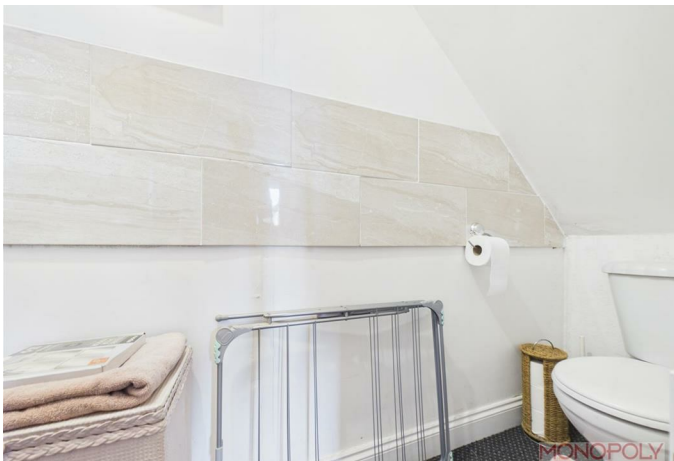
A door off the first floor landing opens to a staircase up to a useful attic space ideal for storage and does have potential to convert (with the necessary planning consents)

Rear Garden

To the rear is a paved courtyard leading to an easily maintainable slated area.

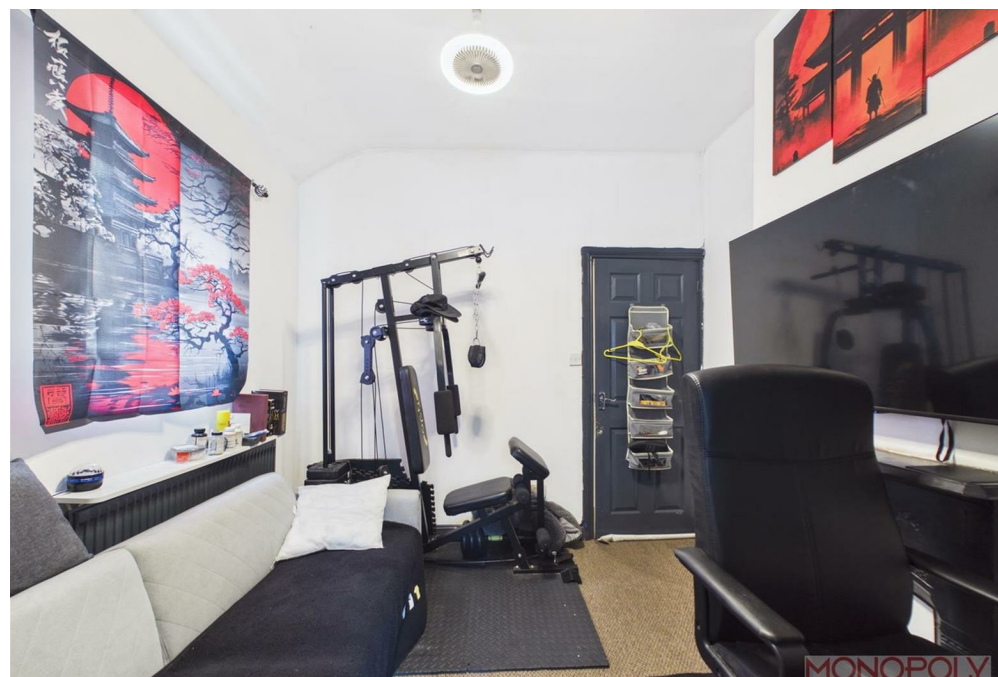
Additional Information





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.





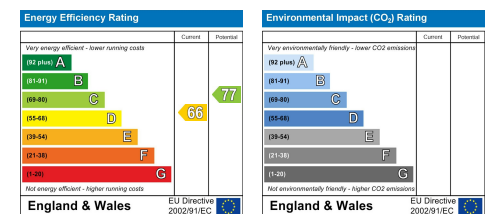


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