



4

Wrexham | LL14 4JA

£200,000

MONOPOLY
BUY ■ SELL ■ RENT

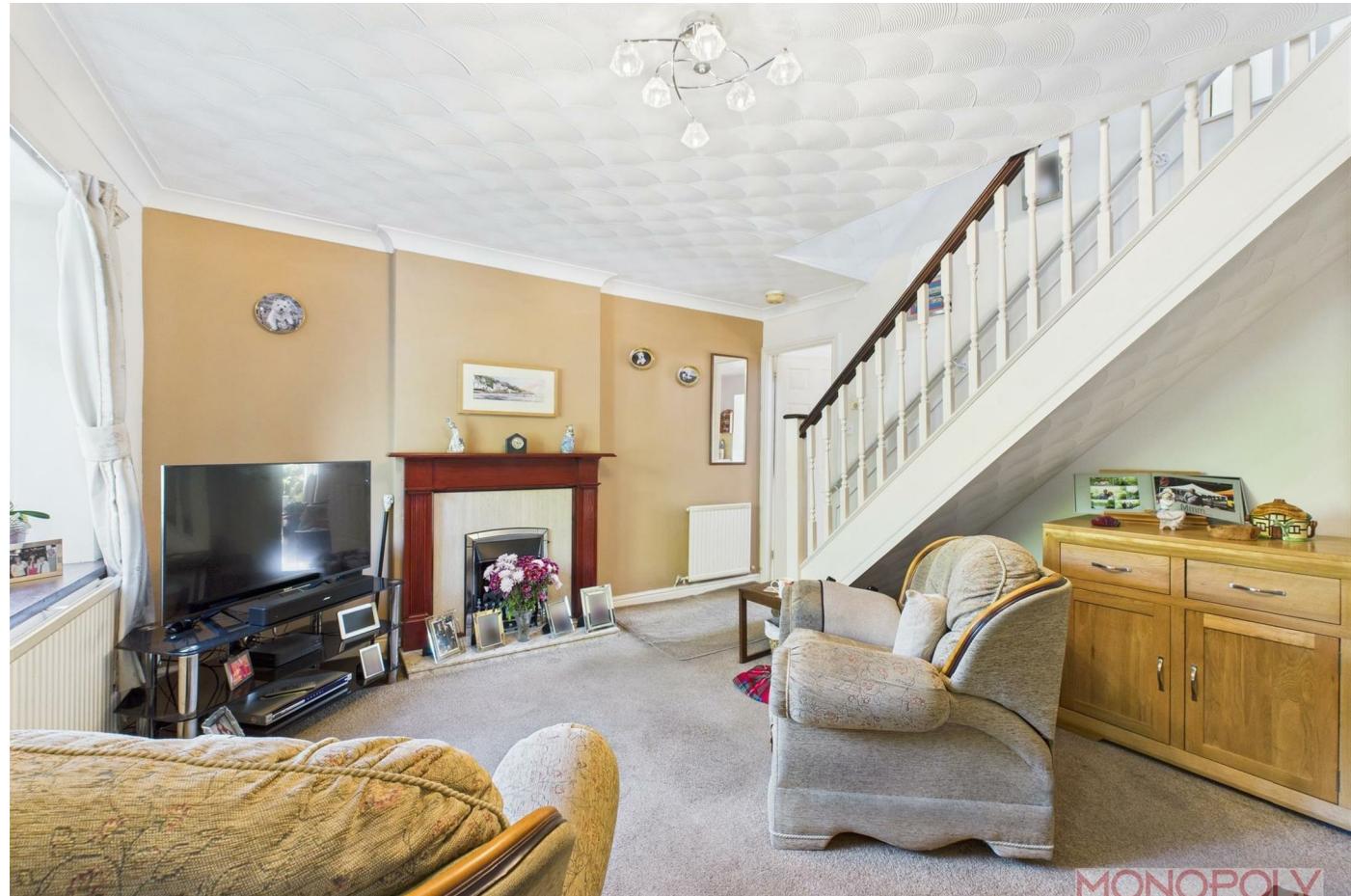
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A fantastic opportunity to purchase a 3 bedroom semi-detached property situated on a popular residential development within the village of Bersham. The property has been extended in the past to produce a spacious kitchen/dining room and offers an easily maintainable garden to the rear and off road parking to the front. The property is located on the outskirts of Wrexham city centre so has a wealth of local amenities close to hand as well as having excellent access to the A483 for commuting. In brief the property comprises of; entrance hall, lounge and kitchen/dining room to the ground floor and 3 bedrooms and a shower room to the first floor.

- A fantastic opportunity to purchase a 3 bedroom semi-detached property
- Extended to the rear to make a spacious kitchen/dining room
- Well maintained rear garden
- Off road parking
- Popular residential location
- Close to Wrexham city centre.



Entrance Hall

The property is accessed via a UPVC double glazed door to front opening to the entrance hall. Door into the lounge.

Lounge

With a double glazed window to the front, stairs off to the first floor, central fireplace with living flame gas fire, timber surround and mantel, carpeted flooring.

Kitchen

Extended to produce a spacious kitchen/dining room with a full range of matching wall, drawer and base units, working surface with a stainless steel 1 1/4 sink and drainer, integrated refrigerator and freezer, plumbing for a washing machine, built in electric double oven, 4 ring gas hob, extractor fan, part tiled walls, wood effect flooring, 2 double glazed windows, double glazed french doors off to the rear garden, ample room for a dining table.

First Floor Landing

With carpeted flooring, double glazed window to the side, access to the loft space.

Bedroom 1

With fitted wardrobes, high level units and dressing table, double glazed window to the front, carpeted flooring.

Bedroom 2

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

Bedroom 3

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

Shower Room

Fitted with a low level w.c, wash hand basin with vanity unit under, large shower cubicle, 'easy clean' panelled units, double glazed window.

Rear Garden

To the rear is a paved patio leading on to an artificial lawn and access to a large timber shed which has mains electricity. There is gated access to the front of the property.

Front

To the front of the property is a lawned garden with a driveway to the side providing off road parking.

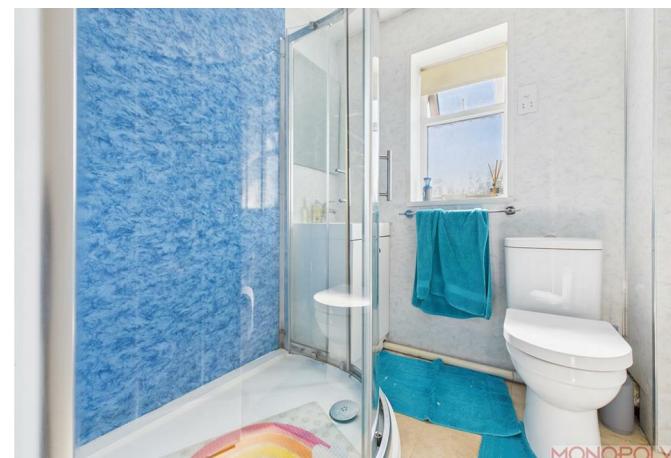
Important Information

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

Key Property Facts

The key material information can be seen via the web links from which ever property portal the property is viewed.





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| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Provision |
| Very energy efficient - lower running costs (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | | 65 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

EU Directive 2002/91/EC

England & Wales

| Environmental Impact (CO ₂) Rating | | |
|--|---------|-----------|
| | Current | Provision |
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

EU Directive 2002/91/EC

England & Wales

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