



64

Wrexham | LL11 4TJ

£185,000

MONOPOLY
BUY ■ SELL ■ RENT

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Situated in the popular residential cul-de-sac location of 'The Meadows' in Gwersyllt, this two double bedroom semi-detached home is a must view. In brief the property comprises; Entrance porch, spacious lounge, kitchen/breakfast area and conservatory, offering ample downstairs living space. To the first floor there is the landing area, bedrooms and family bathroom. The property was renovated a few years ago to include new windows, kitchen and central heating system. Externally, you will find gardens to the front and rear, driveway for two vehicles and a single detached garage with inspection pit. There is a local shop a short walk away from the property and excellent transport links to local areas or for those travelling further afield.

- TWO DOUBLE BEDROOM
- SEMI-DETACHED HOME
- POPULAR RESIDENTIAL LOCATION
- SPACIOUS LOUNGE
- MODERN KITCHEN/BREAKFAST ROOM
- CONSERVATORY
- DETACHED GARAGE
- FRONT AND REAR GARDENS
- DRIVEWAY FOR TWO VEHICLES
- IDEAL FIRST TIME BUY



Entrance Porch

UPVC double glazed door leading into entrance porch with tiled floor.

Lounge

Two uPVC double glazed window to the front and side elevation. With coved and textured ceiling, panelled radiator, wood effect flooring, two ceiling light points and stairs rising to first floor. Under stairs storage area.

Kitchen/Breakfast Room

Newly fitted modern kitchen fitted just two years ago, housing a range of wall, drawer and base units with worktop surfaces over. With inset stainless steel sink unit, splash back tiling and integrated appliances to include hob, extractor hood and oven. Plumbing for automatic washing machine, space for fridge freezer. Tiled flooring and partially tiled walls. Ceiling light point. Two uPVC double glazed windows to the side and rear elevation.

Conservatory

UPVC double glazed conservatory with tiled floor and doors opening to rear elevation.

Landing Area

Carpet flooring, access to loft, doors off to bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front elevation with venetian blinds, carpet flooring and panelled radiator.

Bedroom Two

UPVC double glazed window to the rear elevation with venetian blinds, carpet flooring and panelled radiator.

Bathroom

UPVC frosted double glazed window to the side elevation. Three piece suite comprising panelled bath, WC and pedestal wash hand basin.

Garage

The property features a single garage which has been partitioned into two sections; the front being storage area with electric up & over door and the rear being converted to a home gymnasium. The rear of the garage also features the inspection pit which is useful for storage. There is side access to the garage via a uPVC double glazed door.

External Area

To the front there is a lawned garden area and concrete driveway leading to a sheltered car port with lighting. The driveway continues along the side of the property leading to the garage with space for two vehicles. A wooden gate leads to the rear where there is an easy to maintain slate chipped area with decking, seating, BBQ area and external sockets. To the boundary are fence panels.

Additional Information

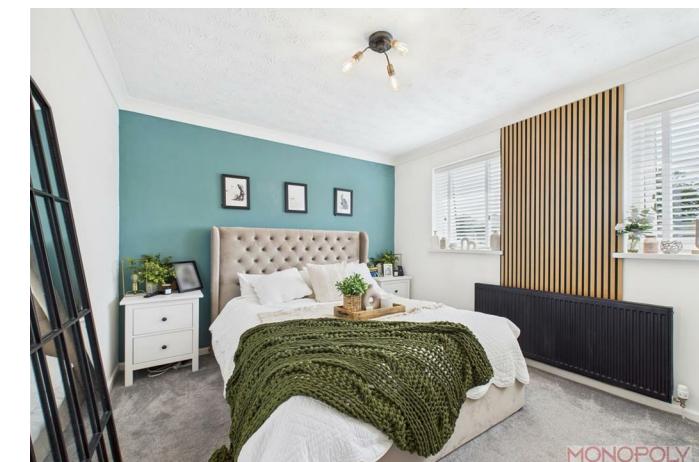
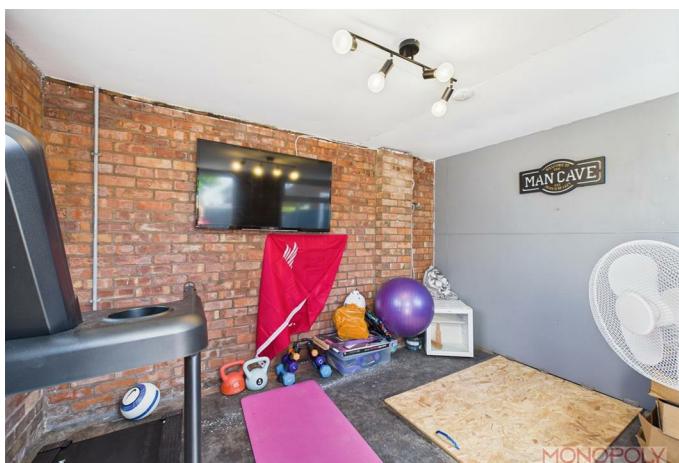
The property was renovated just over 2 years ago to include new heating system, windows and kitchen. Council tax is band C.

Important Information

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





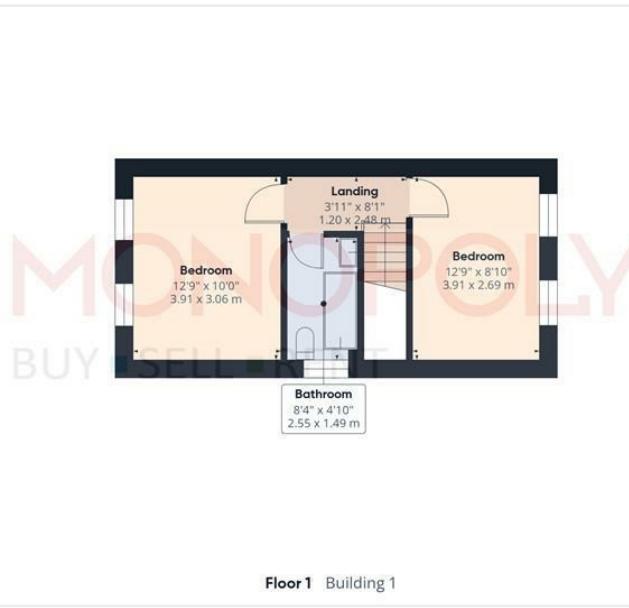
from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we 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.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.
Your home maybe repossessed if you do not keep up repayments on your mortgage





Approximate total area⁽¹⁾

919 ft²
85.4 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.

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Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			87
(70-80) C			71
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Provision
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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