



Shellbark Close, Wrexham LL11 2PD

£1,100

FABULOUS, CONTEMPORARY 3 bedroom, 3 storey end mews house. The properties benefit from contemporary kitchen and bathrooms, 2 off road parking spaces to the rear, Astro turf lawned garden, laminate flooring to the ground floor and carpets to the bedrooms included. Steibel electric heating. The property briefly comprises: living room, kitchen and downstairs toilet to the ground floor, two bedrooms and family bathroom to the middle floor and principal bedroom to the second floor with en-suite shower room. This property benefits from excellent local amenities, reputable schools, and convenient transport links across North Wales and into Chester.

The area offers a perfect balance of town convenience and green open spaces, with easy access to shops, parks, and the vibrant city centre of Wrexham.
VIEWING HIGHLY RECOMMENDED.

- NEW BUILD 3 STOREY, 3 BEDROOM END MEWS PROPERTY
- PARKING SPACES FOR 2 CARS
- EXCELLENT CLOSE AMENITIES
- DOUBLE GLAZING THROUGHOUT
- CONTEMPORARY DESIGN AND FINISH
- ASTRO TURF LAWN TO REAR
- STEIBEL ELECTRIC HEATING
- GYM LESS THAN 100YARDS AWAY



KITCHEN/DINER

3.12 x 3.03 max (10'2" x 9'11" max)

Wonderful kitchen/diner with range of a grey wall and base units with marble effect worktops. Built in hob, oven and extractor. Space for fridge freezer, washing machine. Laminate flooring. Window to the front elevation.

Downstairs Toilet

1.54 x 0.87 (5'0" x 2'10")

With white toilet and wash hand basin, laminate flooring.

LIVING ROOM

A lovely light room with window and French style door to rear elevation. Laminate flooring, tv point.

Principal Bedroom Second Floor

4.82 x 3.11 max (15'9" x 10'2" max)

Lovely light bedroom with windows to the rear, carpeted flooring, tv point. Door to the en-suite

En-suite

2.18 x 1.61 (7'1" x 5'3")

White w.c, hand wash basin in vanity, large walk in shower, chrome towel radiator, window to front, bathroom mirror.

Bedroom 2 first floor

4.09 x 2.40 max (13'5" x 7'10" max)

Double bedroom with two windows to the rear elevation, carpeted flooring.

Bedroom 3

2.82 x 2.27 (9'3" x 7'5")

A double bedroom window to front.

Bathroom

2.26 x 1.52 (7'4" x 4'11")

Contemporary bathroom with white suite comprising: Bath with glass style screen and shower from the taps, wash hand basin with modern vanity unit beneath and mirror over with shaver point and light.. Cushion flooring.

Parking

Parking spaces for two cars to the rear of the property.

Rear Garden

Slabbed patio adjacent to the house with Astro turf beyond. Fencing to the rear.

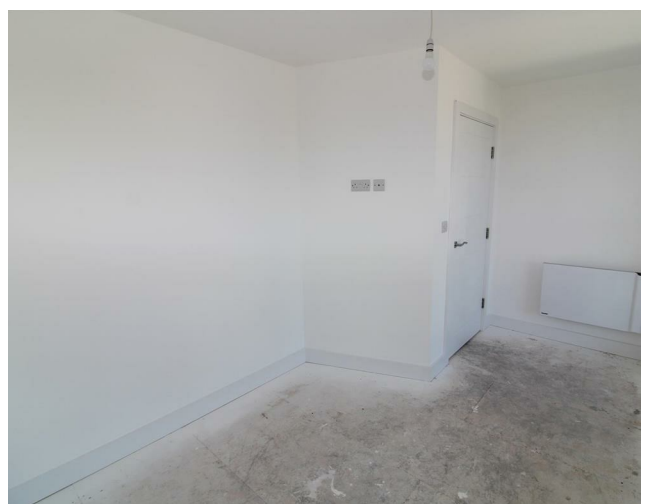
Additional information.

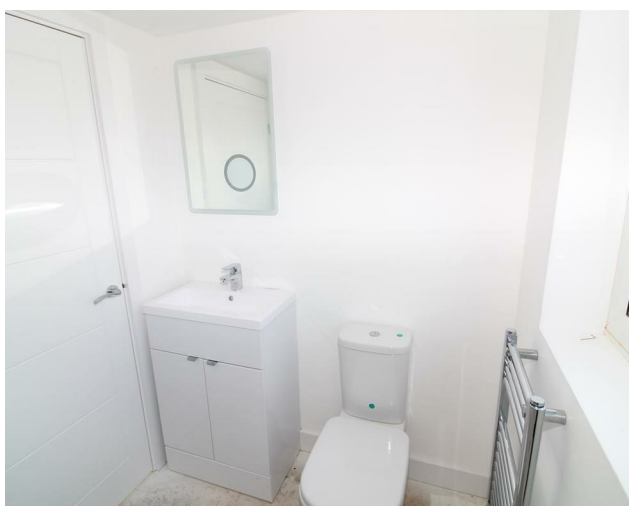
SOME OF THE INTERNAL PHOTOS SHOWN ARE OF NUMBER 21 THIS PROPERTY IS A MIRROR IMAGE OF THAT THERE FOR THE LAYOUT IS THE OPPOSITE WAY AROUND.... NEW BUILD.... BUILT BY NC6 LTD.... ELECTRIC HEATING... UPVC WINDOWS AND FRENCH DOORS.... MIST FIRE SUPPRESSION SYSTEM . . . 10 YEAR ARCHITECT CERTIFICATE....PLEASE NOTE THIS PROPERTY IS OWNED BY ONE OF THE DIRECTORS OF MONOPOLY BUY SELL RENT.

Important Information

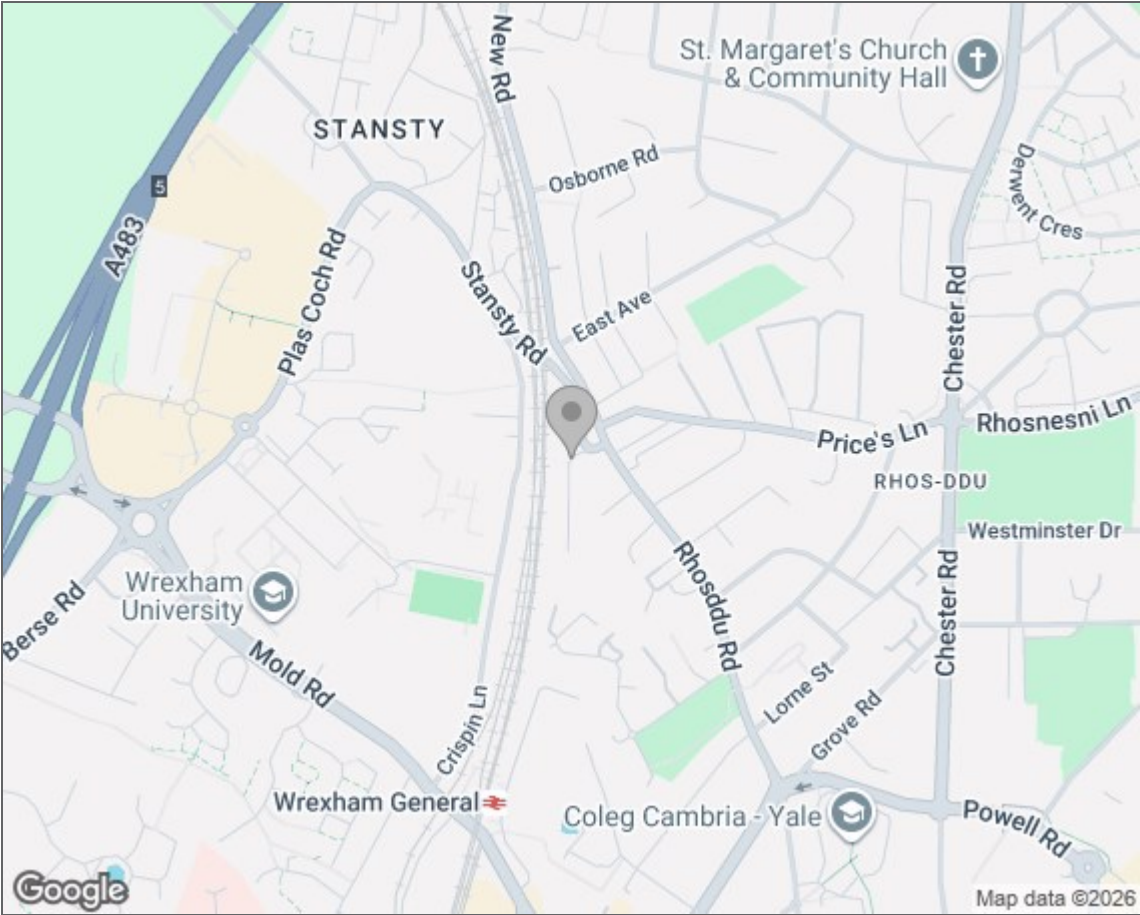
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of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











Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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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