



44

Wrexham | LL11 6BZ

£225,000

**MONOPOLY**  
BUY ■ SELL ■ RENT

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An immaculately presented three bedroom end of mews property situated within a popular residential development of Gatewen Village in the village of New Broughton. This exceptional property offers beautifully appointed living accommodation throughout including a good size kitchen/dining room, en-suite and off road parking, all of which can only be appreciated via internal inspection. In brief the property comprises of an entrance hall, spacious lounge, modern kitchen/dining, utility area and downstairs WC. To the first floor there is a principal bedroom with en-suite, additional double bedroom, third bedroom and family bathroom. Externally there are gardens to the front, side and rear, driveway and patio area. Gatewen Village is a highly sought-after residential development located in the semi-rural setting of New Broughton, Wrexham. Combining modern family living with a peaceful village atmosphere, the area boasts a strong sense of community, access to well-regarded local schools, and a range of nearby amenities. Surrounded by open green spaces and woodland walks, yet only a short drive from Wrexham city centre and the A483, Gatewen Village is ideally situated for commuters and families alike.

- THREE BEDROOM END-MEWS HOME
- POPULAR RESIDENTIAL LOCATION
- IMMACULATED PRESENTED
- ENTRANCE HALL
- SPACIOUS LOUNGE
- MODERN KITCHEN/DINING
- UTILITY AND DOWNTAIRS WC
- PRINCIPAL WITH EN-SUITE
- MODERN FAMILY BATHROOM
- GARDENS AND DRIVEWAY



MONOPOLY



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### **Entrance Hall**

Composite door leads into entrance hall with carpet flooring, stairs off to the first floor, ceiling light point, panelled radiator and door into lounge.

### **Lounge**

Beautifully presented with a double glazed uPVC double glazed window to the front, carpeted flooring, ceiling light point, panelled radiator, door to storage cupboard and door to kitchen.

### **Kitchen/Dining Room**

Superbly appointed with a range of matching wall, drawer and base units, work surface with inset stainless steel sink and drainer. Integrated dishwasher and fridge/freezer, eye-level electric oven and grill, 4 ring electric hob, glass splashback, extractor fan, recessed LED lighting, panelled radiator, part tiled walls and tiled flooring. Double glazed French doors off to the rear garden.

### **Utility Area**

Area off the kitchen with plumbing for a washing machine, work surface and wall mounted gas combination boiler.

### **Downstairs WC**

Located off the kitchen and fitted with a low level WC, pedestal wash hand basin, tiled flooring, extractor and ceiling light point.

### **Bedroom One**

Stylishly presented with feature panelled wall, double glazed window to front elevation, carpeted flooring, fitted wardrobe with sliding doors, panelled radiator, ceiling light point, two bedside pendant lights and door into en-suite.

### **En-Suite**

Well appointed with a low level WC, pedestal wash

hand basin, double shower cubicle with dual hose mains shower, part tiled walls, tiled flooring, panelled radiator, extractor and recessed LED lighting.

### **Bedroom Two**

A good size bedroom with a double glazed window to the rear, carpeted flooring, panelled radiator and ceiling light point.

### **Bedroom Three**

UPVC double glazed window to the rear, carpeted flooring, panelled radiator and ceiling light point.

### **Bathroom**

Modern three piece suite comprising of a low level WC, wash hand basin with vanity unit under, bath with 'Rainforest' style shower over, fully tiled walls, tiled flooring, heated towel rail, extractor, recessed LED lighting and uPVC double glazed frosted window to the front elevation.

### **Rear Garden**

To the rear is an immaculately maintained garden with attractive stone patio leading onto and artificial lawn with built in timber shed. There is gated access to the side of the property.

### **Front**

To the front is a lawned garden and tarmac driveway providing off road parking for two cars.

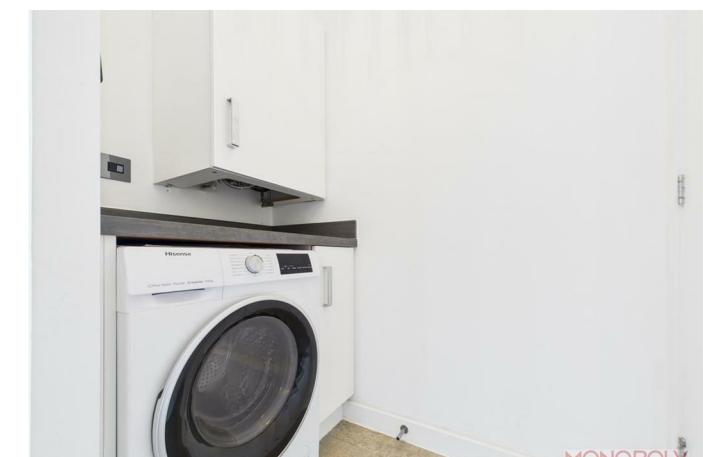
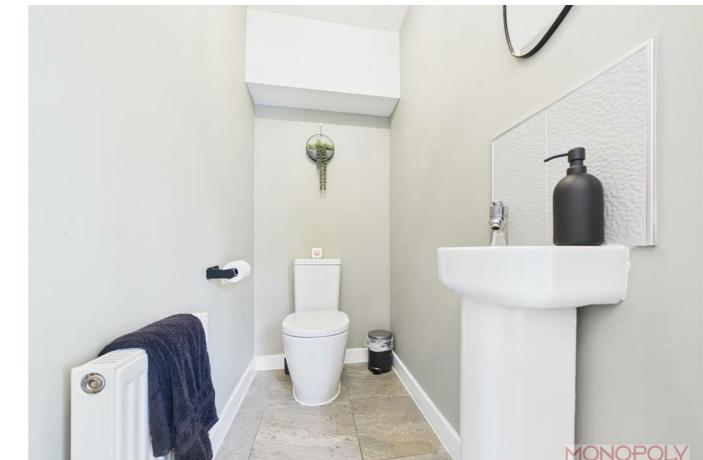
### **IMPORTANT INFORMATION**

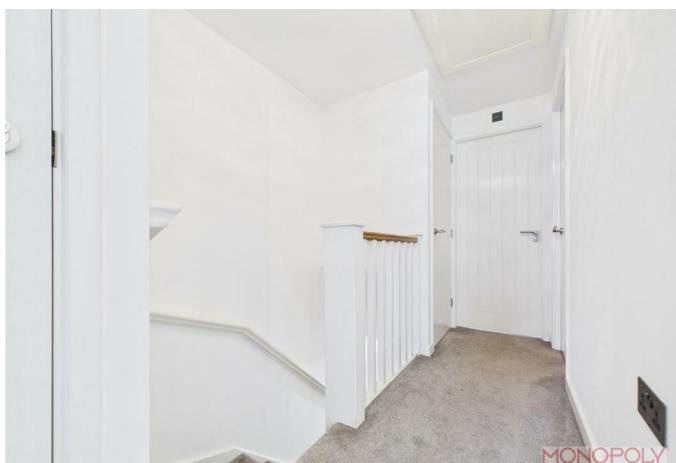
#### **MONEY LAUNDERING REGULATIONS 2003**

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.

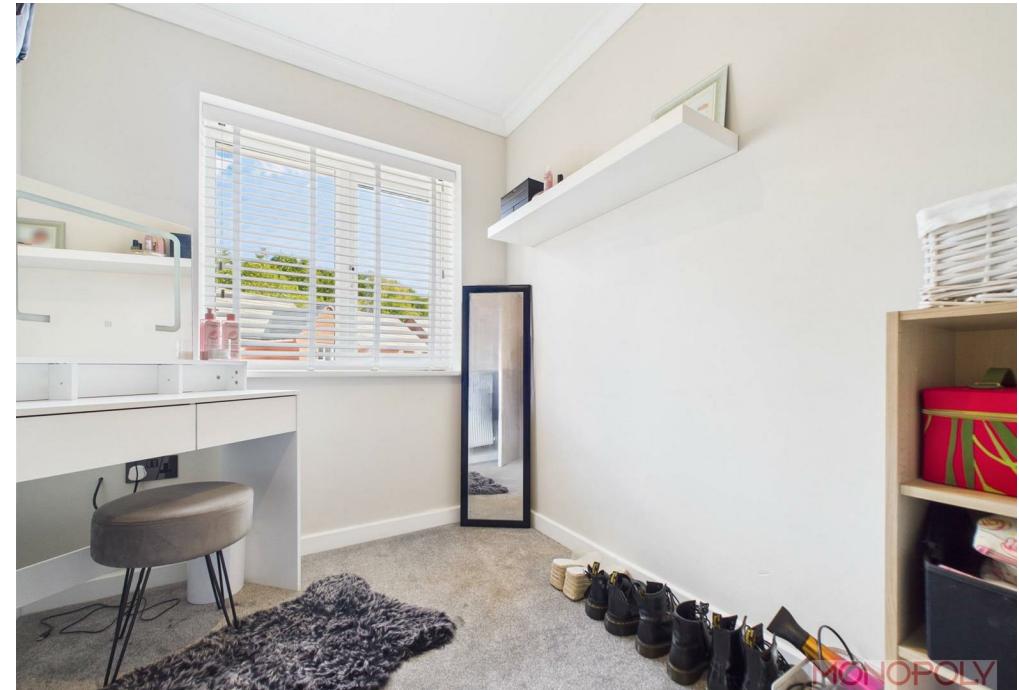
#### **THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment,



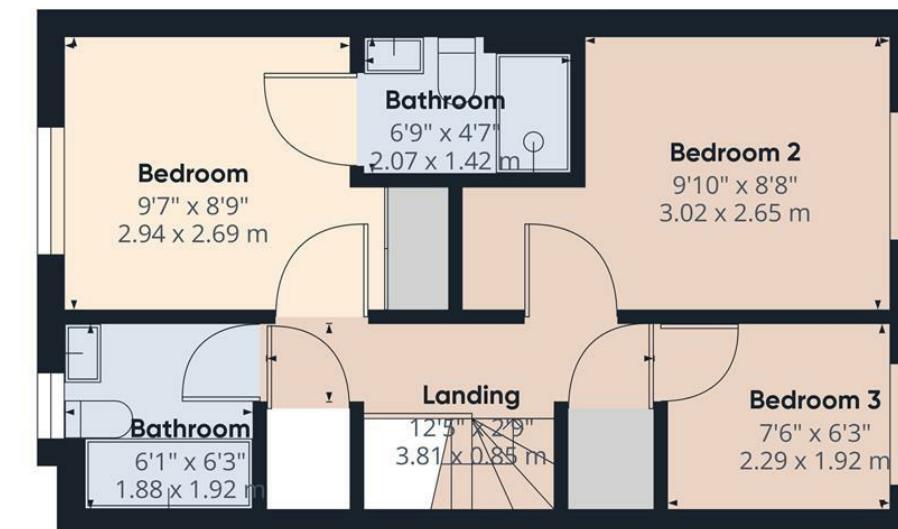


fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight 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.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

775.45 ft<sup>2</sup>

72.04 m<sup>2</sup>

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.

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#### MONEY LAUNDERING REGULATIONS 2003

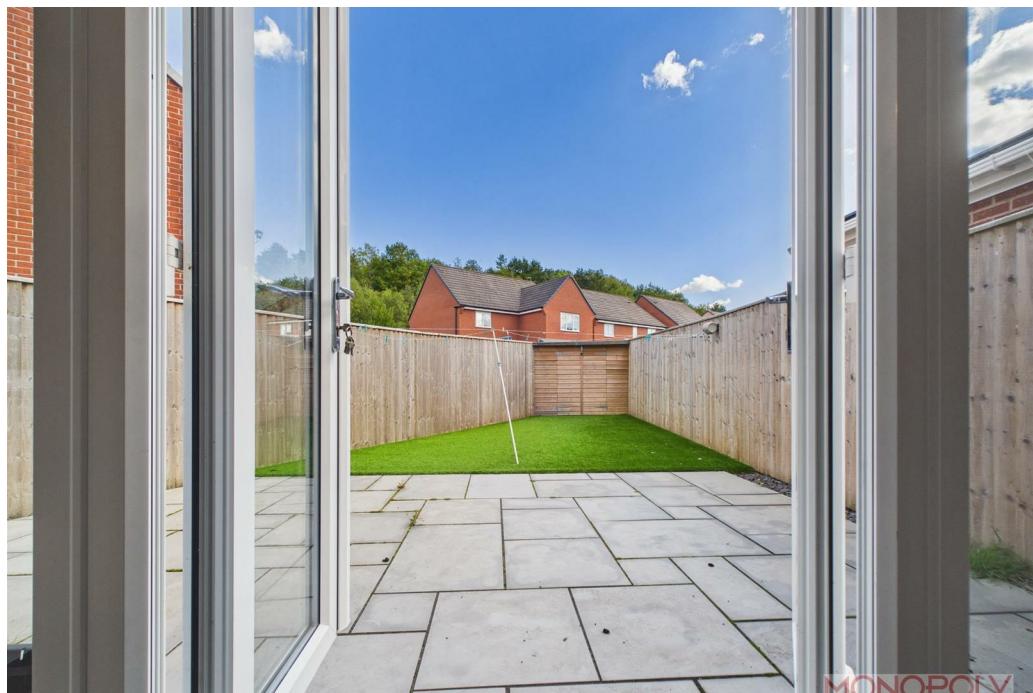
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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Prospective
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			



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