



50

Wrexham | LL12 7AU

£425,000

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY
BUY ■ SELL ■ RENT



MONOPOLY
BUY SELL RENT

50

Wrexham | LL12 7AU

An impressively spacious 4 bedroom, 2 bathroom detached property situated in a desirable residential location close to Wrexham city centre. This fantastic family home offers well presented and versatile living accommodation throughout to include 5 reception rooms, 2 bathrooms including an en-suite, lovely original features and a good size, well maintained garden, all of which can only be appreciated when viewing. The property is located close to the city centre so benefits from a wealth of local amenities close to hand as well as excellent road links out of Wrexham for commuting. In brief the property comprises of; hallway, lounge, dining room, downstairs w.c, open plan kitchen/dining room, sitting room, garden room and utility room to the ground floor and 4 bedrooms, en-suite and bathroom to the first floor.

- An impressively spacious 4 bedroom, 2 bathroom detached family home
- Versatile living accommodation
- 5 Reception rooms
- En-suite
- Private, well maintained rear garden
- Off road parking
- Desirable location
- MUST BE VIEWED TO BE APPRECIATED



Hallway

With attractive parquet flooring, stairs off to the first floor, door to a under stairs storage cupboard.

Downstairs W.C

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

Lounge

A beautifully presented room with a double glazed bay window to the front, attractive parquet flooring, central fireplace with inset living flame gas fire, decorative tiled surround and hearth.

Dining Room

With continuation of the parquet flooring, 2 double glazed windows.

Open plan kitchen/Dining room

A superb open plan kitchen/dining room with the kitchen offering a full range of oak fronted wall, drawer and base units, granite work surfaces with inset 1 1/2 sink, space for a 'Britannia' range cooker with electric double oven, 6 ring gas hob with stainless steel splashback and cooker hood over, integrated dishwasher, space for a fridge/freezer, tiled flooring. The kitchen opens into a spacious dining area with the continuation of the tiled flooring, french doors off to the rear garden and double doors into the garden room, door into the utility room.

Sitting Room

Again an extension to the original property being spacious with french doors off to the rear garden, double glazed window to the side, wood effect flooring, central fireplace with decorative timber mantel.

Garden Room

A fantastic extra living space with uPVC double glazed windows looking out on to the garden, wood effect flooring, french doors into the garden.

Utility Room

Fitted with matching wall and base units, work surface with inset stainless steel sink and drainer, plumbing for a washing machine, tiled flooring, part tiled walls, door into the integral garage.

First Floor Landing

Split landing with carpeted flooring, access to the loft space, door to the airing cupboard housing the hot water tank.

Bedroom 1

Well presented with a double glazed window to the front, exposed wood flooring, fitted wardrobes with sliding mirrored doors, door to the en-suite.

En-Suite

Fitted with a low level w.c, pedestal wash handbasin, fully tiled shower cubicle, tiled flooring, double glazed window.

Bedroom 2

A good size bedroom with a double glazed window to the rear, fitted wardrobes with sliding mirrored doors, exposed wood flooring.

Bedroom 3

With a double glazed bay window to the front, exposed wood flooring, fitted wardrobes with sliding mirrored doors.

Bedroom 4

With a double glazed window to the front, fitted wardrobes, exposed wood flooring.





Bathroom

A spacious bathroom fitted with a 4 piece suite comprising of a low level w.c, large wash hand basin, bath, separate shower cubicle, part tiled walls, tiled flooring, double glazed window.

Rear Garden

To the rear is a private, well maintained and good size garden with an extensive paved patio leading on to a lawned garden with well established planted borders. To the foot of the garden is a paved seating area under a timber framed gazebo with tiled pitched roof.

Front

To the front is a tarmac driveway providing ample off road parking.

Important Information

MONEY LAUNDERING REGULATIONS 2003

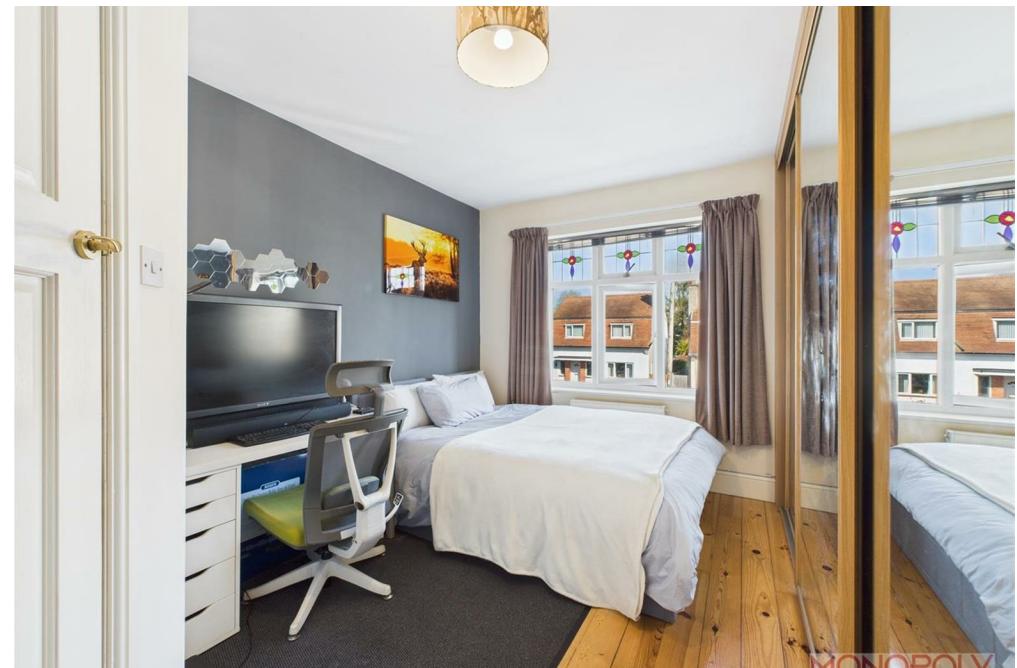
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.







MONOPOLY



MONOPOLY



MONOPOLY



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.

Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			79
(69-80) C			
(55-68) 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	Prospective
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			69
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



MONOPOLY
BUY • SELL • RENT





Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT