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Wrexham | Wrexham | LLI | 2TS

Offers In The Region Of £200,000

MONOPOLY
BUY ■ SELL ■ RENT



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Wrexham | Wrexham | LL11 2TS

Situated in a cul-de-sac location close to Garden Village is this well-presented two-bedroom mid-mews home, offered in excellent condition throughout. In brief, the property comprises an entrance hallway, lounge, and a modern kitchen/dining room to the ground floor. To the first floor there is a landing area, two double bedrooms, and a contemporary family bathroom. Externally, there are well-maintained gardens to the front and rear, along with a driveway providing off-road parking for two vehicles. Castle Close is a quiet cul-de-sac in a popular residential area close to Garden Village, benefitting from a range of nearby amenities including shops, schools, and leisure facilities. The property is also within easy reach of Acton Park, offering picturesque walks, and has excellent road links via the A483, providing convenient access to Wrexham City Centre, Chester, and beyond

- TWO BEDROOM MEWS HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- ENTRANCE HALL
- SPACIOUS LOUNGE
- MODERN KITCHEN/DINING
- DOUBLE BEDROOMS
- MODERN BATHROOM
- GARDENS FRONT AND REAR
- DRIVEWAY
- SOUGHT AFTER VILLAGE LOCATION



Entrance Hallway

Composite opens into the hallway with door to the lounge. Stairs to the first floor landing, wooden laminate flooring, ceiling light point and panelled radiator.

Lounge

UPVC double glazed window to the front elevation with venetian blinds. Newly fitted laminate flooring, panelled radiator and ceiling light point. Doors to the kitchen and under stairs cupboard which currently houses a tumble dryer.

Kitchen/Diner

Housing a range of wood style wall, drawer and base units with complimentary worktops. Integrated washing machine, single oven, gas hob and extractor. Space for the fridge/freezer and washing machine. Composite 1.5 sink and drainer with mixer tap over. Finished with newly fitted laminate flooring, two ceiling light points, panelled radiator, uPVC double glazed window to rear elevation and uPVC French doors to garden area.

Landing Area

Airing cupboard with shelves and combination boiler. Access to loft, ceiling light point, carpet flooring, doors to bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front elevation. Built in cupboard over the stairs with shelving, carpeted flooring, panelled radiator and ceiling light point.

Bedroom Two

12'6" x 8'3" (3.81 x 2.51)

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

Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and 'P' shaped panelled bath with mains shower over. Finished with chrome heated towel rail, ceiling light point, extractor, tiled walls and flooring and uPVC double glazed frosted window to the rear.

Outside

To the front a path leads to the front door with lawn to one side, shrubs and hedging. There is a useful bin storage area. The rear garden area is a well maintained and attractive garden with fences panels to the border. There is a paved patio area, lawned garden, established shrubberies, tree, outside tap and new timber shed.

Parking

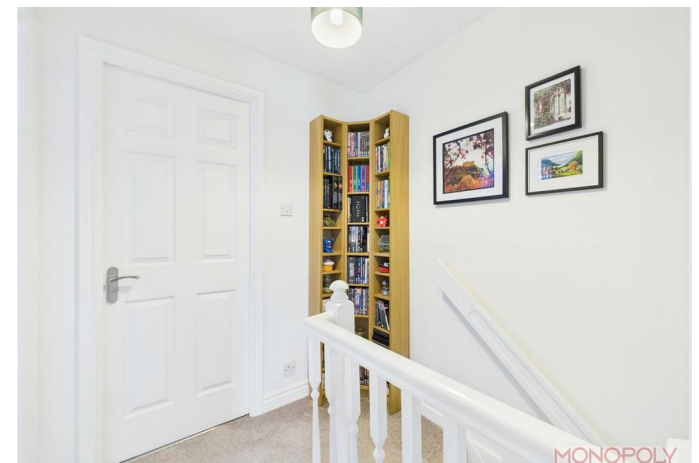
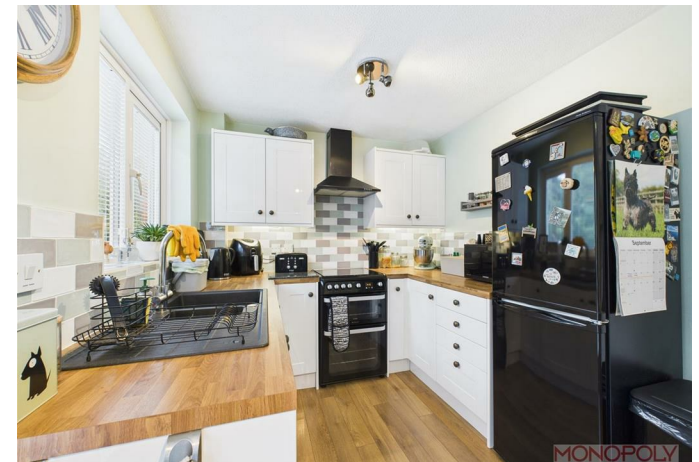
The property has two back to back car park spaces allocated to the property at the end of the mews to the right.

Additional Information

The present owners have maintained and improved the property since residing there including a new bathroom, kitchen, boiler which has been serviced recently, flooring and garden landscaping. Please note as part of the land registry in the 'charges register' section, no poultry or pigeons can be kept at the property.

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



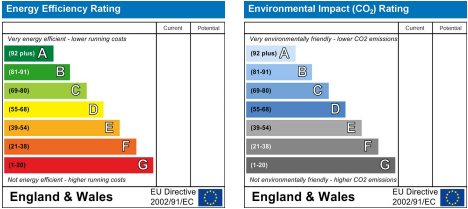


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information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





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