



16

Wrexham | | LL12 7AP

£325,000

MONOPOLY[®]

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A spacious 4 bedroom detached property situated on one of Wrexham's most prestigious addresses. The property does require refurbishment but has fantastic potential to be a wonderful family home and benefits from being within walking distance to Wrexham city centre. The property offers good size living accommodation throughout as well as having a generous rear garden and off road parking leading to an integral single garage. There are a wealth of local amenities close to hand being so close to the city centre as well as schools and good road routes out of Wrexham for commuting. In brief the property comprises of; hallway, lounge, sitting room, kitchen, garden room and downstairs w.c to the ground floor and 4 bedrooms, bathroom and separate w.c to the first floor.

- A spacious 4 bedroom detached property
- In need of refurbishment but has fantastic potential
- Desirable location on the outskirts of the city centre
- Generous rear garden
- Parking and integral single garage
- NO CHAIN



Hallway

With parquet flooring, wood panelled walls, access to the loft space, under stairs storage area, stairs off to the first floor.

Lounge

13'8" x 11'9" (4.17m x 3.59m)

With a double glazed window to the front, parquet flooring, open fire with stone surround and hearth.

Dining Room

15'8" x 11'8" (4.80m x 3.58m)

With parquet flooring, open fire with tiled surround and hearth, window to the rear.

Kitchen

15'1" x 10'9" (4.62m x 3.29m)

With built in units, stainless steel sink and drainer, plumbing for a washing machine, door to a larder, tiled flooring, double glazed window into the garden room.

Garden Room

13'6" x 7'10" (4.14m x 2.40m)

With quarry tiled flooring, double glazed windows to the rear, door to a w.c, door off to the rear garden.

Downstairs W.C

With toilet, quarry tiled flooring.

First Floor Landing

With a window to the front, access to the loft space.

Bedroom 1

13'9" x 10'7" (4.21m x 3.23m)

With a double glazed bay window to the front, carpeted flooring, built in wardrobes.

Bedroom 2

15'11" x 10'7" (4.87m x 3.25m)

With a window to the rear.

Bedroom 3

15'5" x 8'4" (4.71m x 2.56m)

With a window to the front, built in wardrobe.

Bedroom 4

10'11" x 9'3" (3.35m x 2.82m)

With a window to the rear.

Bathroom

10'11" x 7'5" (3.35m x 2.28m)

A wet room style bathroom with a walk in shower, bath, pedestal wash hand basin, non slip flooring, window, door to cupboard housing the gas combination boiler.

Separate W.C

With a toilet, window to the side.

Rear Garden

To the rear is a generous garden with a paved patio adjacent to the rear of the garden and leading on to a good size, predominantly lawned garden. There is a side pathway allowing gated access to the front.

Front

To the front is a lawned garden with mature planted borders and a driveway providing off road parking leading to a single garage with timber doors.

Garage

16'11" x 8'4" (5.17m x 2.55m)

An integral garage with a door off the hallway, mains electricity.

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.

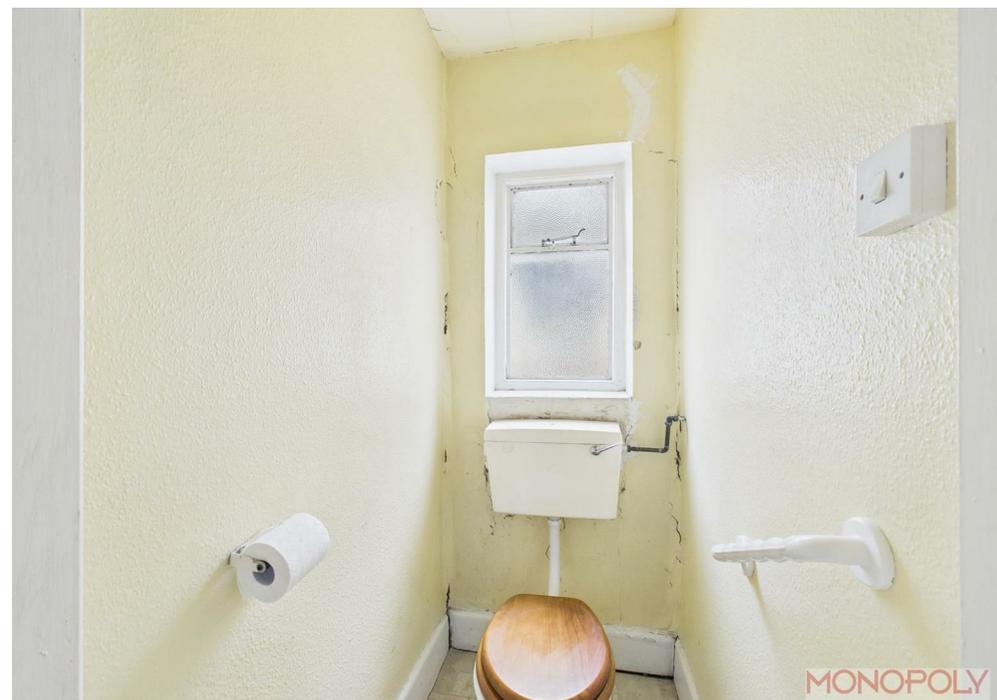
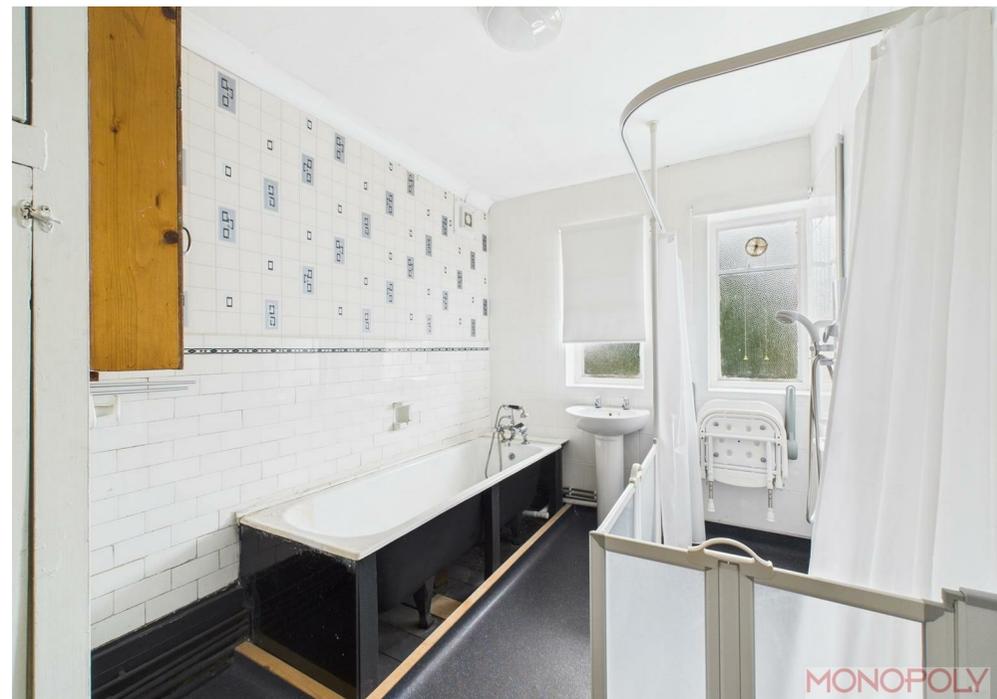




THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of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

Key Property Facts

The key material information can be seen via the web links from which ever property portal the property is viewed.



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Approximate total area⁽¹⁾
 1742.69 ft²
 161.9 m²

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(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Future	Current	Future
 A (92-100) Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	77	 A (82 phat) Very environmentally friendly - lower CO2 emissions B (61-81) C (39-60) D (15-54) E (11-38) F (1-20) Not environmentally friendly - higher CO2 emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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