



25

Wrexham | | LL13 8EB

£395,000

MONOPOLY[®]

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A substantial and versatile seven bedroom detached property, located within close proximity to Wrexham City Centre and offered for sale with no onward chain. Built in 1902, with a significant rear extension added in 1990, the property offers generous accommodation throughout and presents an opportunity for a variety of uses, subject to the necessary consents. In brief, the ground floor comprises an entrance hallway, living room, sitting room, office, kitchen, spacious dining room, utility, downstairs WC, access to a generous cellar and a further bedroom or reception room, offering flexible living arrangements. To the first floor, there are five bedrooms, many benefitting from wash hand basins, one with en-suite facilities, along with two additional bathrooms. There is also a second kitchen and a utility/WC on this level, further enhancing the versatility of the home. The loft has been converted to provide an additional spacious bedroom with en-suite facilities. Externally, the property benefits from a pleasant garden to the side, whilst to the rear there is a private driveway providing off-road parking for four to five vehicles. The property is currently classified under Use Class C1, which generally relates to temporary accommodation such as boarding or lodging (for example, guest house or supported accommodation use), and is presently operated by a charity. Any prospective purchaser intending to change the use should make their own enquiries with Wrexham County Borough Council regarding planning permissions and permitted uses. Situated on Hightown Road, the property is within walking distance of a wide range of amenities available in Wrexham City Centre, including shops, schools, medical facilities, eateries and leisure options. This is a rare opportunity to acquire a property of such scale and flexibility in a convenient and well-connected location.

- SEVEN BEDROOM DETACHED PROPERTY FOR SALE
- VERSATILE AND EXTENDED WITH FOUR RECEPTION ROOMS
- ENTRANCE HALLWAY AND DOWNSTAIRS WC
- TWO KITCHENS WITH ONE TO FIRST FLOOR
- CELLAR AND LOFT CONVERSION
- TWO BEDROOMS WITH EN-SUITE FACILITIES
- SIDE GARDEN AND REAR PARKING FOR FOUR VEHICLES
- PRESENTLY USED FOR TEMPORARY ACCOMODATION PURPOSES
- CITY CENTRE LOCATION
- NO ONWARD CHAIN



Entrance Porch

Door leads into entrance porch with carpet flooring, ceiling light point and fire alarm control.

Entrance Hallway

Carpet flooring, ceiling light point, panelled radiator, stairs to first floor, doors to two reception rooms, office and snug/bedroom seven.

Living Room

Two wooden sash windows to front and side elevation, wooden laminate flooring, ceiling light point, two radiators, fireplace and surround.

Snug/Bedroom Seven

Wooden sash window to front, carpet flooring, ceiling light point and panelled radiator.

Sitting Room

Wooden sash window to side, wooden laminate flooring, panelled radiator, ceiling light point, fireplace with surround, doors to cellar, hallway and dining room.

Office

Wooden sash window to the side, built in storage, wall mounted combination boiler, carpet flooring, panelled radiator, ceiling light point, doors to cellar, hallway, kitchen and rear entry.

Rear Entry

Fingerprint access system providing additional access to property, tiled floor, window to side and rear and ceiling light point.

Ground Floor Kitchen

Housing a range of wall, drawer and base units with work surface over incorporating a double stainless steel sink unit with mixer tap over. Fitted with a range cooker and extractor hood. Space and

plumbing for dishwasher, tiled flooring, ceiling light point, wooden sash window to side, doors to dining room, office and rear porch/utility.

Dining Room

Spacious dining room with two sliding doors to the side garden area and window to the rear. Fitted with base units and work surface, wooden laminate flooring, two ceiling light points, wall lighting, panelled radiator. Doors to Sitting room and kitchen.

Utility/Rear Porch

Space and plumbing for washing machine and additional white goods with work surface and stainless steel sink unit over. Wooden window to side, tiled flooring, ceiling light point, wall mounted combination boiler and door into downstairs WC.

Downstairs WC

Two piece suite comprising low-level WC and wash hand basin. Wooden window to rear, tiled flooring, ceiling light point and panelled radiator.

Cellar

Doors from both the office and sitting room lead to a storage area with stone steps leading down to the cellar area. Split into a central hallway and two rooms either side with power, lighting and original stone flooring throughout.

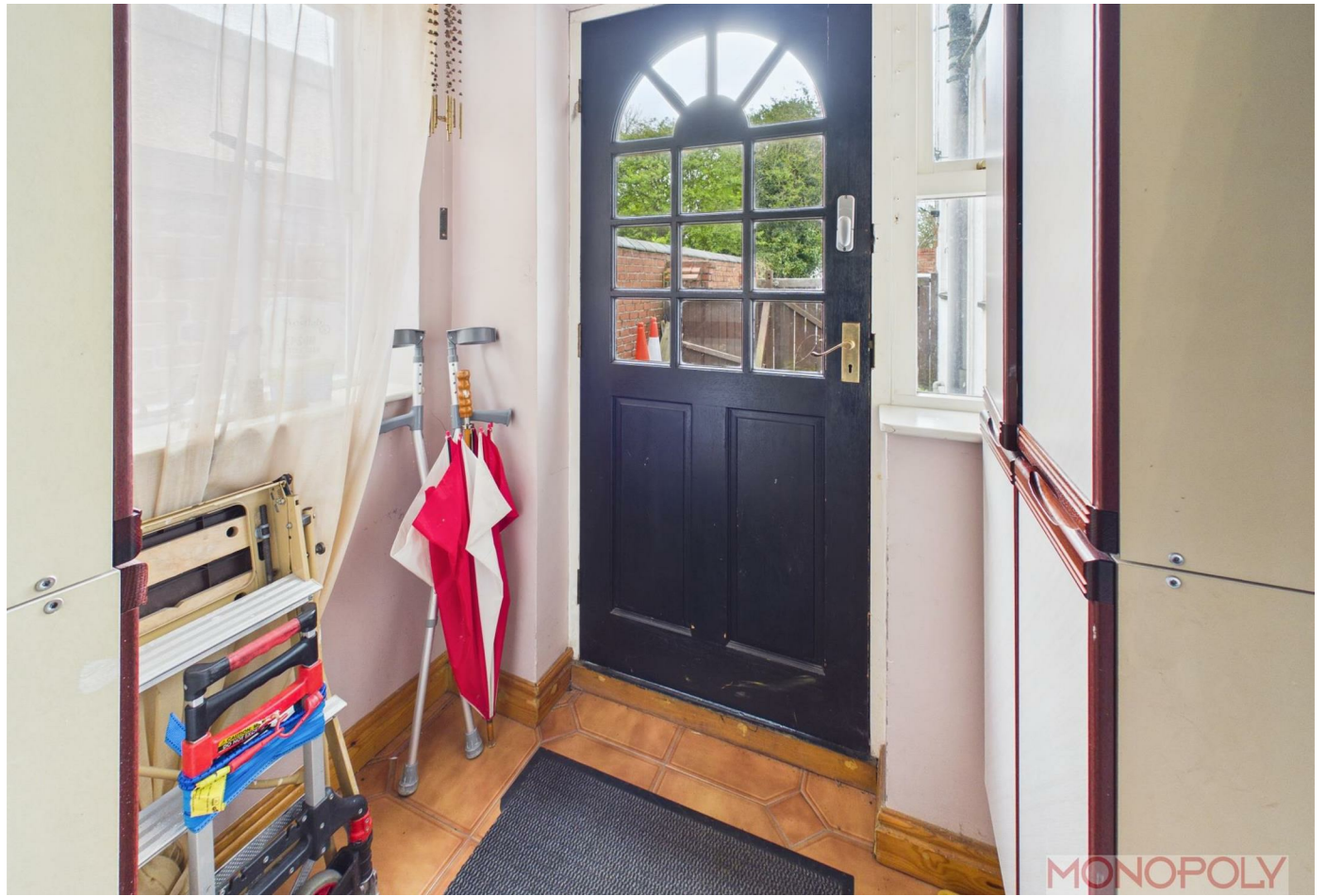
Front Landing Area

Landing area with decorative stained glass windows, carpet flooring, ceiling light point, panelled radiator. doors to three bedrooms and two bathrooms.

Bedroom Two

Wooden sash window to the side, carpet flooring, panelled radiator, ceiling light point and door into ensuite.





En-suite

Three piece suite comprising low-level WC, wash hand basin and mains shower cubical. Extractor, ceiling light point, tiled walls,, fitted wall light with shave point.

Bedroom Three

Two wooden sash windows to the front and side elevation. Pedestal wash hand basin with splash back tiling, light and shave point. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Four

Two wooden sash windows to the front elevation. Pedestal wash hand basin with splash back tiling, light and shave point. Carpet flooring, ceiling light point and panelled radiator.

Bathroom

Four piece bathroom suite with low-level WC, pedestal wash hand basin, wood panelled bath and corner enclosed shower cubical. Vinyl flooring, tiled walls, extractor, radiator, ceiling light point and window to side.

Shower Room

Three piece suite comprising low-level WC, wash hand basin set on a vanity unit and enclosed mains shower cubical. Vinyl flooring, tiled walls, extractor, radiator and wooden frosted window rear.

Rear Landing

Stairs to second floor with under stairs storage cupboard, two ceiling points, carpet flooring, doors to two further bedrooms, second kitchen and utility/WC.

Bedroom Five

Wooden sash window to the side elevation. Pedestal wash hand basin with splash back tiling, light and shave point. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Six

Wooden sash window to the side elevation. Pedestal wash hand basin with splash back tiling, light and shave point. Carpet flooring, ceiling light point and panelled radiator.

First Floor Kitchen

Housing a range of wall, drawer and base units with work surface over incorporating a stainless steel sink unit with mixer tap over. Integrated appliances to include oven, grill microwave and hob. Space for fridge freezer. Tiled flooring, ceiling light point and wooden sash window to the rear elevation.

Utility/WC

Two piece suite comprising low-level WC and pedestal wash hand basin. Space and plumbing for washing machine, tumble dryer and additional white goods with work surface over. Vinyl flooring, tiled walls, extractor, ceiling light point, panelled radiator and wooden window to side elevation.

Second Floor Landing

Carpeted stairs lead to landing area with Velux window and walk-in storage/wardrobe with light and rail. Door to principal bedroom/loft room.

Principal Bedroom/Loft Room

Two uPVC double glazed windows to the side elevation and Velux window. Carpet flooring, two ceiling light points, two radiators and door to en-suite.



En-suite

Three piece suite comprising low-level WC, wash hand pedestal and corner bath with electric shower over. Vinyl flooring, tiled walls, radiator, ceiling light point and Velux window.

Outside

To the front there is a path leading to the entrance with an additional path and timber gate leading alongside the property. There are established shrubberies, trees and hedging to the front offering security and privacy. The garden area is situated to the side of the home with lawned garden, decorative stone, paved patio area, timber shed and an array of established trees and shrubberies. To the rear there is a gravel driveway with space for four to five vehicles. Gates provide access to the side garden and a courtyard with an additional access into the property.

Additional Information

The original property dates back to circa 1902, with a substantial rear extension added in approximately 1990, creating a versatile and generously proportioned home. The property is currently classified under Use Class C1, which generally relates to temporary accommodation such as boarding or lodging (similar to guest house or supported accommodation use). The property is presently utilised by a charity. Any purchaser intending to change the use of the property should make their own enquiries with the local authority, Wrexham County Borough Council, regarding planning consent and permitted uses. The home benefits from two combination boilers—one serving the original section of the property and the second located within the rear extension. Both boilers are approximately eight years old and have been regularly serviced on an annual basis. To the rear, there is a shared access road leading to a private driveway with off-road parking for approximately four to five vehicles. The rear entrance is fitted with a secure fingerprint access system. In keeping with its current use, the property is also equipped with a fire detection and alarm system. Character features remain, including a number of original timber sash windows, alongside the practical addition of a loft conversion, offering further useful space and the principal bedroom. A large proportion of the existing furniture may be available by separate negotiation.

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.

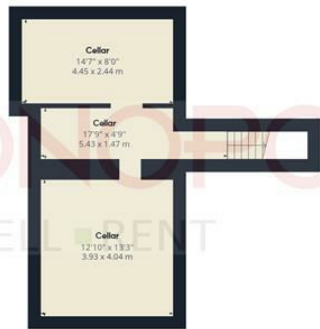




THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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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Floor -1



Ground Floor

Approximate total area⁽¹⁾

3254 ft²
 302.6 m²

Reduced headroom

90 ft²
 8.4 m²

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Floor 1



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Floor 2

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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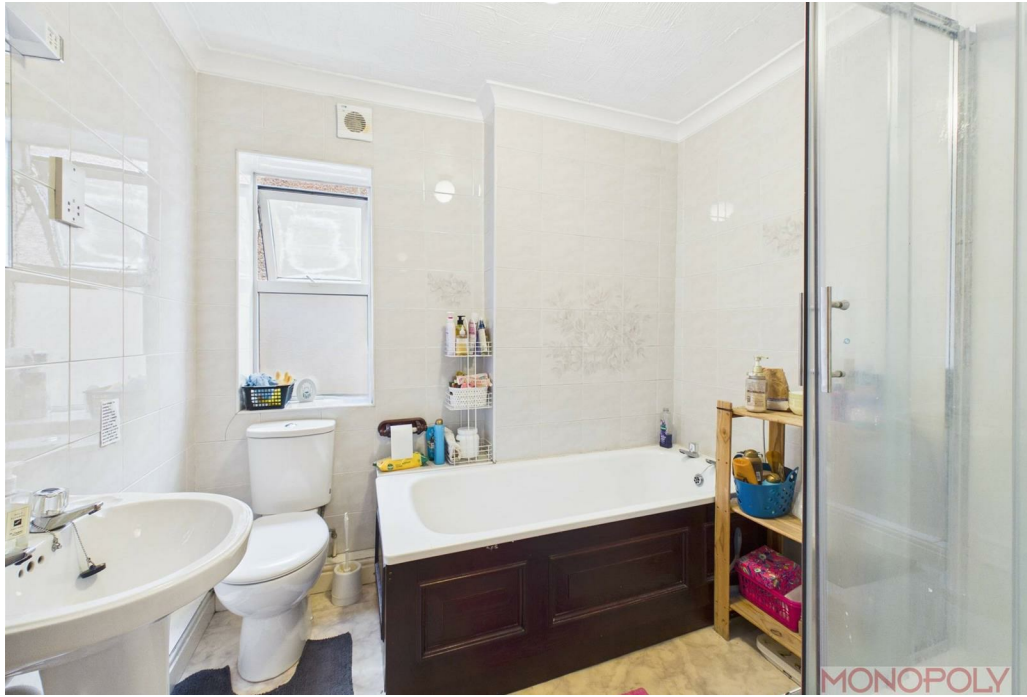
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Target	Passive	Current	Target	Passive
Very energy efficient - lower running costs (92-95) A			Very environmentally friendly - lower CO ₂ emissions (82-91) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(35-49) D		
(39-54) E			(21-34) E		
(21-38) F			(11-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions (1-10) 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	



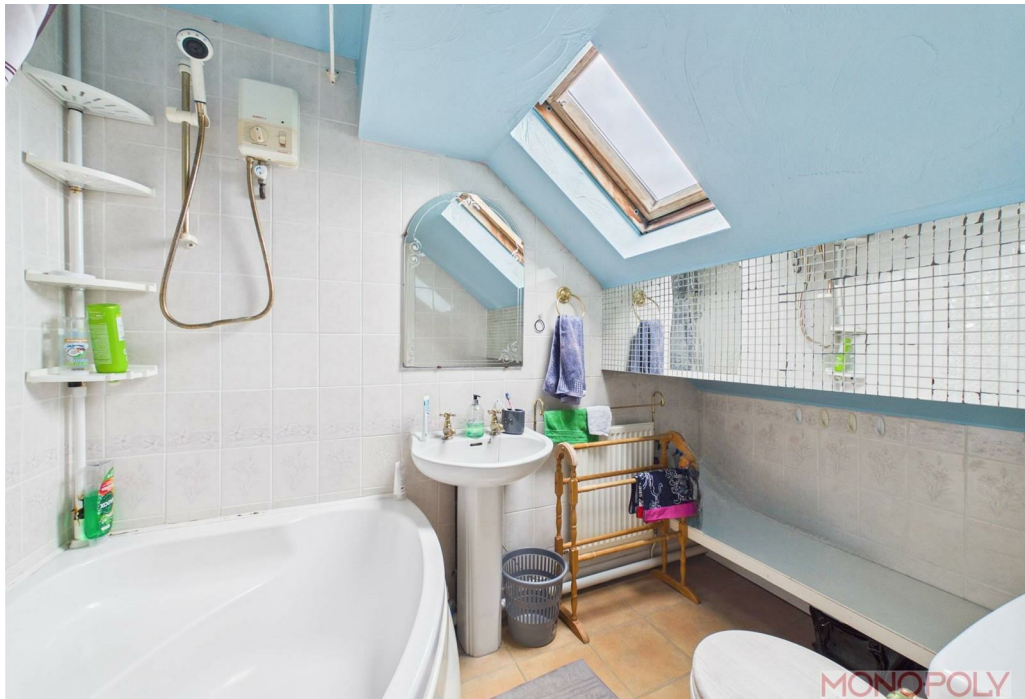
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