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Wrexham | LL11 2UE

£200,000

MONOPOLY
BUY ■ SELL ■ RENT

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Situated in the charming area of East View, Pandy, Wrexham, this beautifully presented Three Bedroom end-terraced house offers a delightful blend of comfort and style. The property is situated in a popular location, making it an ideal choice for families and professionals alike.

Upon entering, you will find a welcoming reception room that provides a perfect space for relaxation and entertaining guests. The house boasts Three well-proportioned bedrooms, each offering ample natural light and a serene atmosphere for restful nights. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the large garden to the rear, which presents an excellent opportunity for outdoor activities, gardening, or simply enjoying the fresh air. The expansive garden is perfect for families with children or pets, providing a safe and enjoyable space to play and unwind. Additionally, the property benefits from off-road parking, a valuable asset in today's busy world, ensuring that you have a secure place for your vehicle.

This end-terraced house is not just a home; it is a lifestyle choice in a community that is both welcoming and vibrant. With its attractive features and prime location, this property is sure to appeal to those seeking a comfortable and convenient living experience in Wrexham. Do not miss the opportunity to make this lovely house your new home.

- THREE BEDROOM
- END TERRACED HOUSE
- BEAUTIFULLY PRESENTED
- VIEWING HIGHLY RECOMMENDED
- LARGE GARDEN TO THE REAR
- EXCELLENT LOCATION
- OFF ROAD PARKING
- HIVE HEATING TO THE PROPERTY



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed front door, which gives access to the entrance hallway.

ENTRANCE HALLWAY

With staircase rising off to the first floor accommodation, radiator, carpeted flooring, door to the lounge.

LOUNGE

15'5" x 11'3" (4.71m x 3.43m)

Good sized front room with UPVC Double glazed window to the front with radiator beneath, wood effect laminate flooring, recessed chimney breast, door leading off to the kitchen

KITCHEN /DINING ROOM

18'10" x 10'11" (5.76m x 3.33m)

Beautifully presented kitchen comprising of a good range of wall and base cupboards with complementary worktop surfaces, incorporating one and half bowl sink unit with mixer tap, four ring electric hob/ oven/ grill with canopy extractor hood above, breakfast bar, Integral dishwasher, plumbing for washing machine, radiator, Two UPVC Double glazed windows to the rear, laminate flooring, spotlights to the ceiling, UPVC Double glazed and frosted door to the rear, Two further UPVC double glazed windows one to the rear and one to the side

DOWNSTAIRS CLOAKROOM

Comprising of a dual flush low level w.c., wash hand basin, tiled floor, extractor fan.

FIRST FLOOR LANDING

With UPVC Double glazed window to the side, access to the loft space, carpeted flooring.

BEDROOM ONE

11'0" x 10'0" (3.37m x 3.05m)

UPVC Double glazed window to the rear with radiator beneath, carpeted flooring, airing cupboard housing gas central heating boiler.

BEDROOM TWO

11'4" x 7'7" (3.46m x 2.33m)

With UPVC Double glazed window to front, radiator, laminate flooring, built in wardrobes and shelving with mirrored sliding doors.

BEDROOM THREE

8'6 x 8'0 (2.59m x 2.44m)

With UPVC Double glazed window to the front, storage cupboard, carpeted flooring.

FAMILY BATHROOM

Comprising of P shaped bath with shower over, wash hand basin set in a vanity unit, dual flush low level w.c., tiled floor, Chrome ladder style radiator/ towel rail, UPVC Double glazed and frosted window to the rear, spotlights to the ceiling.

OUTSIDE TO THE FRONT

Gravelled driveway to the front, offering off road parking and screened by mature hedges. There is a further parking area to the left hand side, which also leads to the rear.

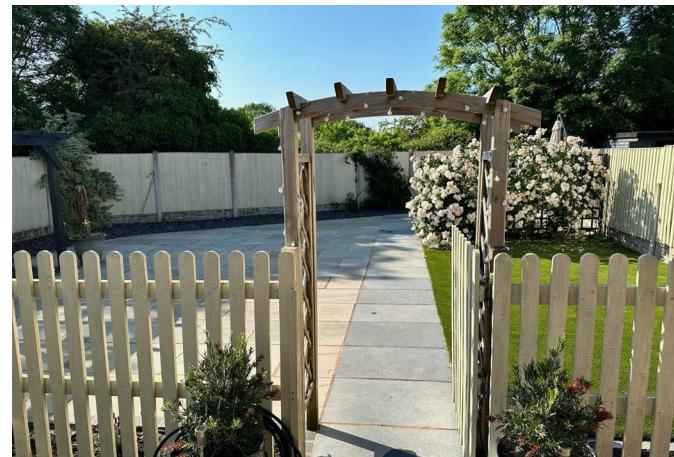
OUTSIDE TO THE REAR

To the rear there is a large stunning garden with feature paved York stone patio area, good sized astroturf lawn. Panel enclosed fencing to boundaries

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

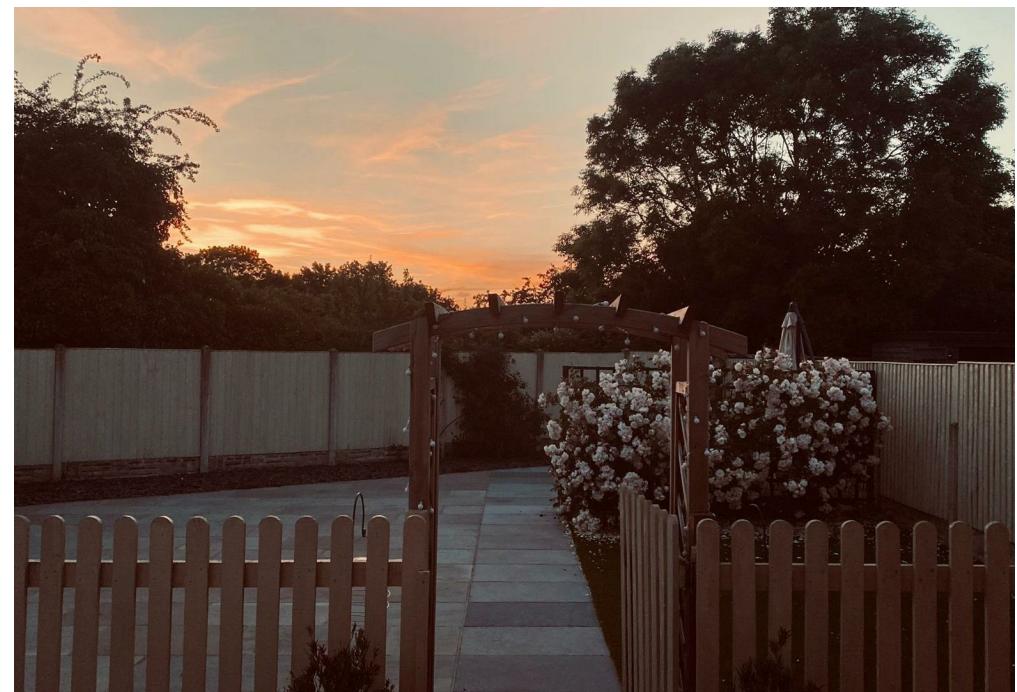
MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage.

ADDITIONAL INFORMATION

Please see Material information for buyers in Web Link. Right of access easement to historic coal lorry access along rear of terrace. The vendors advised it hasn't been used whilst they have lived there.





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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			73
(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 ₂) Rating		Current	Prospective
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			

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