



## St. Johns Road, Wrexham LL13 8PH

### £150,000

A well presented 2 bedroom semi-detached property situated within walking distance of Wrexham city centre. This excellent property would make an ideal first time purchase and offers 2 reception rooms, modern kitchen and bathroom and 2 double bedrooms. Located in the Hightown area of Wrexham there are a wealth of local amenities close to hand including an array of shops, schools as well as having excellent road links out of Wrexham for commuting. In brief the property comprises of; entrance hall, lounge, kitchen and dining room/conservatory to the ground floor and 2 bedrooms and bathroom to the first floor.

- A well presented 2 bedroom semi-detached property
- Conservatory
- Off road parking for 1 car
- Ideal for a first time buyer
- Well appointed bathroom
- VIEWING HIGHLY RECOMMENDED



## Entrance Hall

With stairs off to the first floor, door into the lounge.

## Lounge

4.73m x 3.55m (15'6" x 11'7")

A well presented room with a double glazed bay window to the front, attractive stone tiled feature wall with built in entertainment unit and inset remote controlled electric fire and recessed spotlights, wood effect flooring.

## Kitchen

4.47m x 2.11m (14'7" x 6'11")

An attractive fitted kitchen offering a range of matching wall, drawer and base units, solid wood work surface with inset circular sink and drainer, built in electric oven, 4 ring gas hob, glass splashback, stainless steel extractor fan, space for a fridge/freezer, plumbing for a washing machine and dishwasher, double glazed window, storage cupboard, wood effect flooring, part tiled walls, wall mounted gas combination boiler.

## Conservatory/Dining Room

3.14m x 3.26m (10'3" x 10'8")

Open plan off the kitchen and is currently being used as a dining room with double glazed windows to the rear and door off to the side, feature stone tiled wall, wood effect flooring.

## First Floor Landing

With carpeted flooring, access to the loft space, double glazed arch window to the side.

## Bedroom 1

4.53m max x 3.24m (14'10" max x 10'7")

A good size bedroom with a double glazed bay window to the front, feature porthole window, carpeted flooring.

## Bedroom 2

2.49m x 3.21m (8'2" x 10'6")

A double bedroom with a double glazed window to the rear, wood effect flooring.

## Bathroom

1.84m x 2.20m (6'0" x 7'2")

Superbly appointed with a modern white suite comprising of a low level w.c. oval wash hand basin with vanity unit under, 'P' shaped bath with thermostatic shower over and 'Rainforest' style shower head, fully tiled walls, tiled floor, double glazed window.

## Front

To the front is a gravelled area and concrete driveway providing off road parking for 1 car.

## Rear Garden

To the rear is a predominantly paved garden bounded by timber fencing with side access to the front.

## 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.







**MONOPOLY**  
BUY ■ SELL ■ RENT

01978 800186 or 01244 560610 or 01691 880407  
wrexham@monopolybuysellrent.co.uk  
www.monopolybuysellrent.co.uk





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 57	Potential: 77
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
Current: 57	Potential: 77
England & Wales	EU Directive 2002/91/EC

**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.

