



15

Wrexham | | LL13 9HR

Offers In Excess Of £170,000

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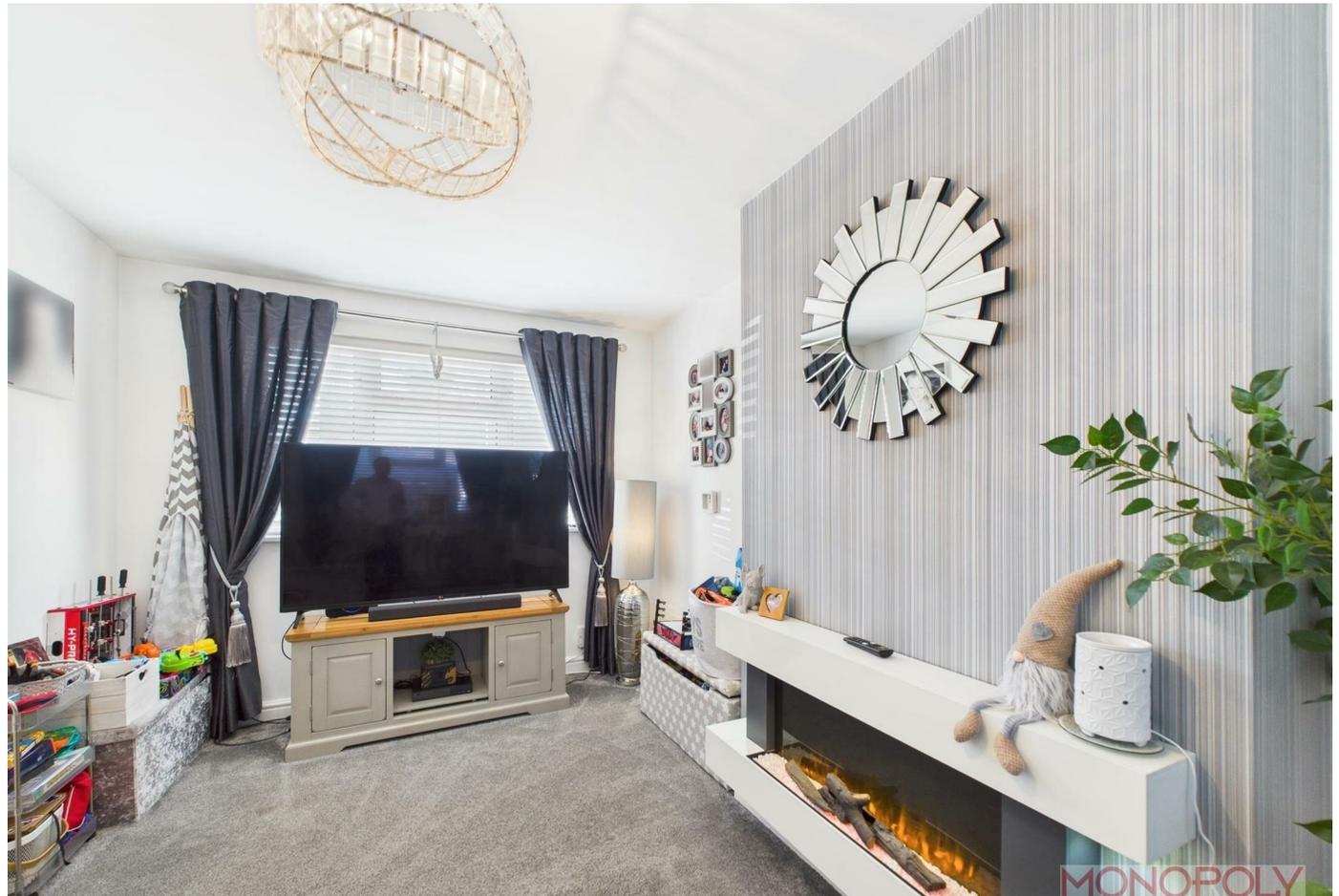
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# 15

Wrexham | | LL13 9HR

A well presented 3 bedroom semi-detached property situated on the outskirts of Wrexham city centre. This superb property offers good size living accommodation throughout, benefitting from 3 double bedrooms, modern, well appointed kitchen and bathroom, a good size rear garden and off road parking to the front, all of which can only be truly appreciated when viewing. Located close to Wrexham city centre there are numerous amenities close to hand as well as excellent access to Wrexham industrial estate and good road links for commuting. In brief the property comprises of; hallway, lounge and kitchen to the ground floor and 3 bedrooms and bathroom to the first floor.

- A well presented 3 bedroom semi-detached property
- Modern kitchen and bathroom
- 3 Double bedrooms
- Good size rear garden
- Off road parking
- VIEWING HIGHLY RECOMMENDED



### Hallway

With wood effect flooring, doors to under stairs storage cupboard, separate door to large cupboard suitable for housing a dryer, further useful storage cupboard with double doors which has plumbing for a washing machine, work top and shelving.

### Lounge

Superbly presented with a double glazed window to the front and rear, modern remote control electric fire, carpeted flooring.

### Kitchen/Dining Room

Beautifully appointed with a modern range of white gloss wall, drawer and base units, working surface with inset 1 1/4 sink and drainer, integrated dishwasher and fridge/freezer, built in electric oven, 4 ring electric hob, ceramic tiled flooring, 2 double glazed windows.

### First Floor Landfing

A part galleried landing with 2 double glazed windows to the front, carpeted flooring.

### Bedroom 1

A well presented and good size bedroom with 2 double glazed windows, carpeted flooring.

### Bedroom 2

A good size bedroom with 2 double glazed windows to the front, 2 built in storage recesses and shelving, carpeted flooring.

### Bedroom 3

A double bedroom with a double glazed window to the rear, carpeted flooring, built in storage recess and shelving.

### Bathroom

Fitted with a low level w.c, pedestal wash hand

basin, bath with thermostatic shower with large 'Rainforest' style shower head over, 2 double glazed windows, tiled flooring.

### Rear Garden

To the rear is a good size, well maintained garden with a generous Indian stone paved patio with large open timber Gazebo and steps up to a raised patio and artificial lawned garden. To one side of the property is a useful covered area ideal for extra external storage.

### Front

To the front of the property is a gravelled driveway providing off road parking for 2 cars.

### 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.









Approximate total area<sup>(1)</sup>  
 835.82 ft<sup>2</sup>  
 77.65 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

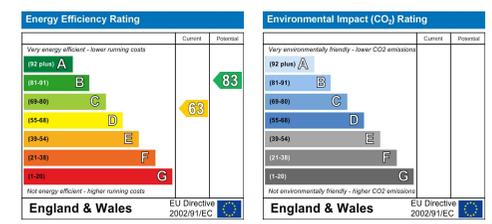
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