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Wrexham | LL13 0EG

Offers In The Region Of £220,000

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# 4

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A charming 2 bedroom terraced property located in the desirable village of Overton on Dee. This beautifully presented property offers characterful features along side modern fittings including well appointed kitchen and bathroom, beamed ceilings to some of the rooms, 2 double bedrooms and a well maintained rear garden, all of which can only be truly appreciated when viewing this superb property. The picturesque village of Overton offers a wealth of local amenities including various shops, primary school, doctors and sits approximately 7 miles from the city of Wrexham. In brief the property comprises of; hallway, kitchen/dining room and lounge to the ground floor and 2 double bedrooms and bathroom to the first floor.

- A charming 2 bedroom terrace property
- Beautifully presented throughout
- Lovely original features
- Modern kitchen and bathroom
- 2 Double bedrooms
- Well maintained rear garden
- Desirable village location
- MUST BE VIEWED TO BE APPRECIATED





### Hallway

A wide well presented entrance hallway with a sash window to the front, stairs off to the first floor.

### Kitchen/Dining Room

Beautifully appointed with a range of attractive wall, drawer, base and display units, granite work surfaces with inset Belfast sink, integrated slimline dishwasher and fridge/freezer, built in electric oven and grill, 4 ring electric hob, stainless steel splash back and extractor fan, wood flooring, double glazed window to the rear, wall mounted gas combination boiler. The dining area has double glazed french doors off to the rear garden, door into an under stairs storage cupboard.

### Lounge

Superbly presented with a double glazed window to the front, carpeted flooring, beamed ceiling, floor hatch opening to the cellar below (unable to inspect the cellar on the day but the vendors have informed me that the hatch does open with access down to the cellar)

### First Floor Landing

A good size landing with part vaulted beamed ceiling, skylight, carpeted flooring.

### Bedroom 1

A good size, well presented bedroom with a sash window to the front, carpeted flooring, access to the loft space with pull down ladder.

### Bedroom 2

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

### Bathroom

A fantastic, well appointed bathroom fitted with a low level w.c, pedestal wash hand basin, freestanding

roll top bath, fully tiled shower cubicle, beamed ceiling, window, exposed painted wood flooring.

### Loft space

The loft space is fully boarded so ideal for extra storage and with potential to convert (with the necessary building consents), double glazed window, lighting.

### Rear Garden

To the rear is an attractive well maintained garden with a paved patio leading to a raised decked seating area.

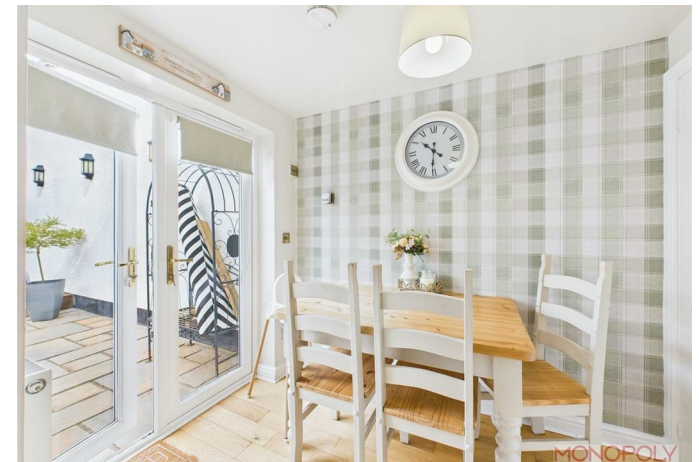
### Important Information

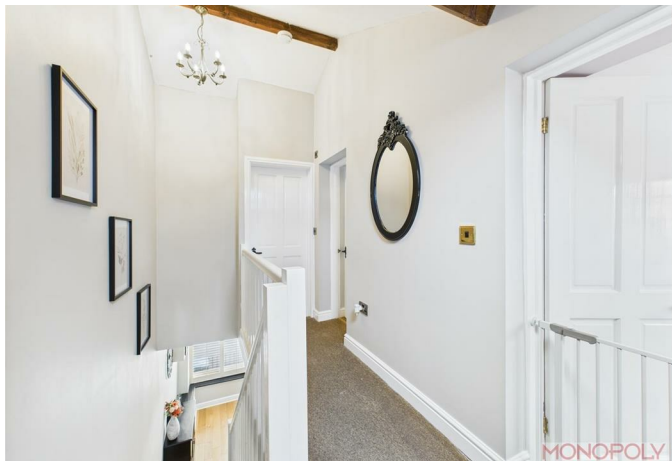
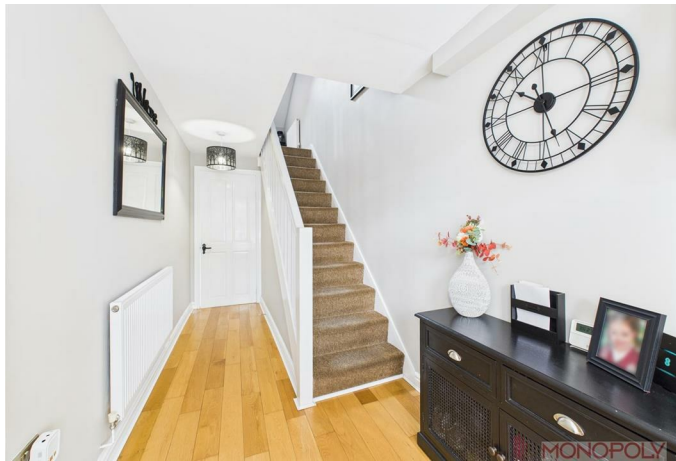
#### MONEY LAUNDERING REGULATIONS 2003

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.



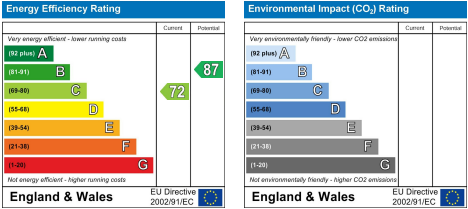


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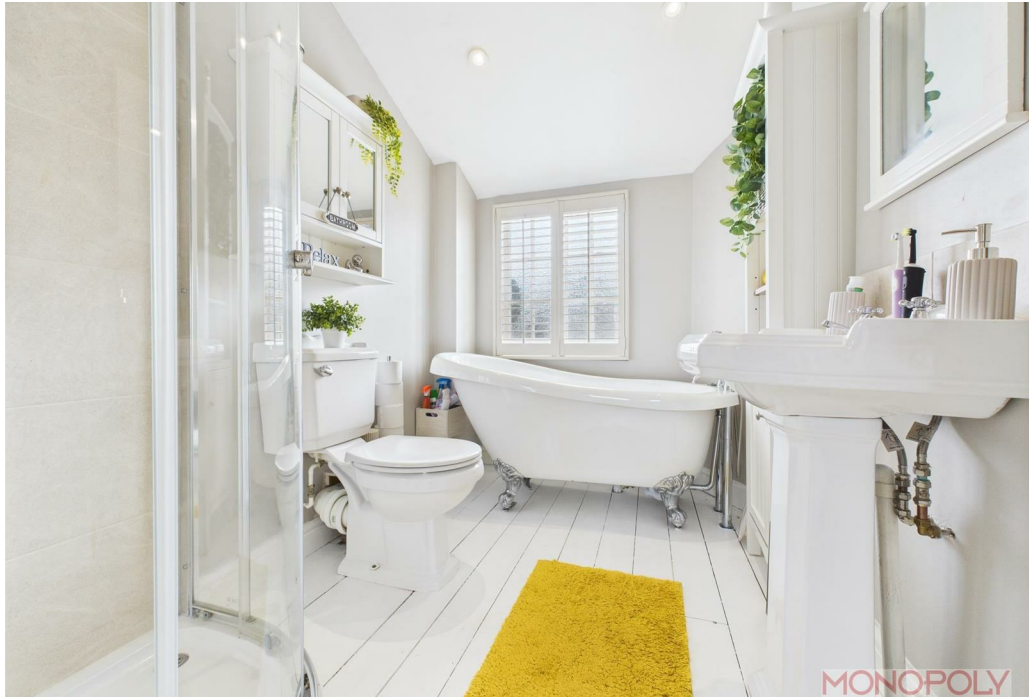
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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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