



24A

Wrexham | LL11 2SS

£395,000

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Situated in the highly sought-after area of Garden Village is this extended four-bedroom detached family home, offering versatile and spacious living accommodation. In brief, the property comprises an entrance hallway, downstairs WC, modern fitted kitchen/diner, lounge, and a sitting room/optional bedroom to the ground floor. There is also a double garage with utility area, additional WC and storage room. To the first floor there is a landing area, principal bedroom with en-suite and balcony enjoying views, three further bedrooms, a family bathroom and an separate WC. Externally, a driveway provides ample off-road parking. The rear garden is a particular feature of the home, being enclosed and mainly laid to lawn with a summerhouse, decking and slate chippings, ideal for outdoor entertaining. Garden Village is a highly desirable residential area on the edge of Wrexham, popular with families due to its excellent amenities, regular public transport links and proximity to both Wrexham City Centre and Chester. The A483 is easily accessible, offering convenient road connections to Chester, Shropshire and beyond. The picturesque Acton Park with its fishing lake is close by, popular with walkers and dog owners. The area is well served by both primary and secondary schools including Wats Dyke Primary and Darland High School, and there are a range of local shops and services such as a newsagents, post office and chemist all within walking distance.

- FOUR/FIVE BEDROOM DETACHED FAMILY HOME
- MODERN KITCHEN/DINING ROOM
- SPACIOUS LOUNGE
- ADDITIONAL RECEPTION OR BEDROOM
- TWO DOWNSTAIRS WC
- PRINCIPAL BEDROOM WITH EN-SUITE AND BALCONY
- DOUBLE GARAGE AND UTILITY AREA
- DRIVEWAY
- LANDSCAPED GARDEN WITH SUMMER HOUSE
- POPULAR VILLAGE LOCATION OF GARDEN VILLAGE



Entrance Hall

UPVC frosted double glazed door leading into entrance hallway. Wooden laminate flooring, under stairs storage area, two ceiling light points, panelled radiator. Doors off to kitchen, lounge, sitting room and downstairs WC.

Kitchen/Dining Area

A modern and spacious kitchen/dining area, fitted with a comprehensive range of high gloss wall, drawer and base units, complemented by work surfaces and modern brick-style splashback tiling. A central island provides additional storage, wine rack and breakfast seating. Integrated appliances include a dishwasher, fridge/freezer and two eye-level gas oven/grills, with space for an additional gas cooker. The layout is finished with a 1½ stainless steel sink unit with mixer tap, tiled flooring and two ceiling light points. Natural light floods the space via uPVC double glazed windows to the side and rear elevations. Opening from the kitchen is a cosy additional seating area, featuring a log burner set on a stone hearth. This space also includes a useful storage cupboard with shelving and a further cupboard housing the gas meter.

Lounge

A generous lounge with gas fire set in a brick and stone surround on a stone hearth with wooden beam above. Feature brick window. Wooden laminate flooring. Two wall lights and ceiling light. Television point. uPVC double glazed window to the side elevation. uPVC French doors with side windows and vertical blinds opening to the rear decking.

Sitting Room/Bedroom Five

A versatile room with uPVC double glazed window to the front elevation with vertical blinds. Parquet flooring. Ceiling light point. Panelled radiator.

Garage/Utility

Versatile space with wall and base units. Plumbing and space for washing machine and tumble dryer. Part quarry tiled floor and part painted concrete. Electric up-and-over door. Strip lighting and power sockets. Door to storage area with shelving. uPVC double glazed door to the front elevation. Wooden door to the rear garden. Door to:

Additional downstairs WC

Two-piece suite comprising low level WC and wash hand basin. Tiled walls. Panelled radiator. uPVC frosted window to the rear.

Landing Area

Carpeted stairs to a mid-landing area. Storage cupboards with shelving. Two ceiling light points. Panelled radiator. Doors off to bedrooms, family bathroom and separate WC.

Bedroom One

Spacious bedroom with two uPVC double glazed windows to the front elevation with vertical blinds. uPVC double glazed doors open onto a balcony with far-reaching mountain views. Two fitted wardrobes (one double with shelving and hanging rails). Carpet flooring. Television point. Ceiling light point. Panelled radiator. Door to:

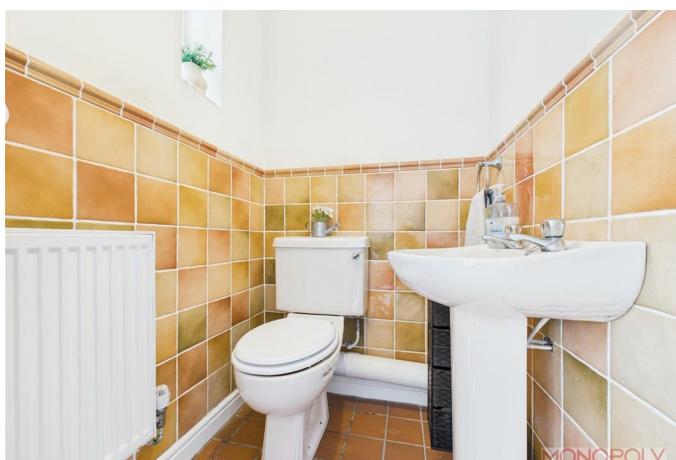
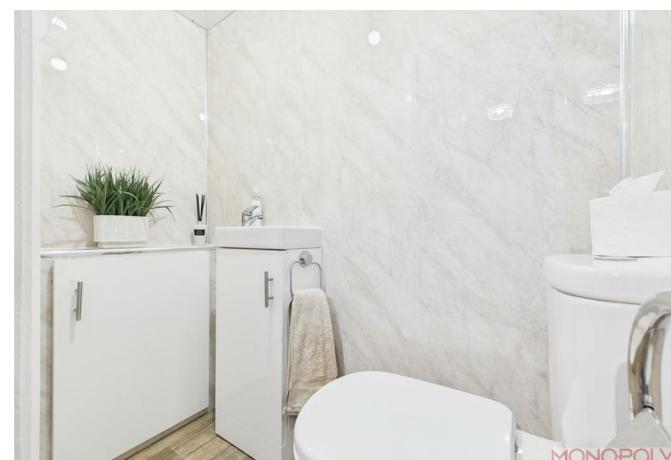
En-suite

Fitted with a three-piece suite comprising low level WC, shower cubicle and traditional style wash hand basin set in a granite work surface with cupboards under. Vanity mirror. Ceiling light point and wall strip light. Vinyl flooring. Tiled walls. Heated towel rail. Extractor fan. uPVC frosted window to the rear.

Bedroom Two

uPVC double glazed window to the rear with blinds. Range of fitted wardrobes and drawers. Wooden





laminate flooring. Television point. Panelled radiator. Ceiling light point.

Bedroom Three

uPVC double glazed window to the front with blinds. Built-in wardrobe with shelves and hanging rail. Recently fitted wooden laminate flooring. Television point. Panelled radiator. Ceiling light point.

Bedroom Four

uPVC double glazed window to the front. Carpet flooring. Ceiling light point. Panelled radiator. Space for single bed.

Bathroom

Modern two-piece suite comprising panelled bath with mixer tap and shower head, plus a contemporary sink unit with high gloss pull-out storage and waterfall tap. Tiled walls and flooring. Heated towel rail.

Separate WC

Fitted with a WC. uPVC double glazed window to the rear. Tiled walls. Ceiling light point. Vinyl flooring.

Summerhouse

Modern summerhouse with uPVC French doors and windows. Laminate flooring. Electric supply.

Outside

To the front there is a block-paved driveway with parking. Garden laid with decorative stone, mature shrubs and trees, bound by a brick wall. Two access doors into the property (front entrance hall and garage/utility). A gated path leads alongside the property to the rear. To the rear is a private and well-maintained garden, mainly laid to lawn with pathways, slate chippings, mature trees and shrubs. Two decking areas ideal for entertaining. A gate leads to an additional shared access driveway. Balcony from the main bedroom provides far-reaching views to the rear.

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections.

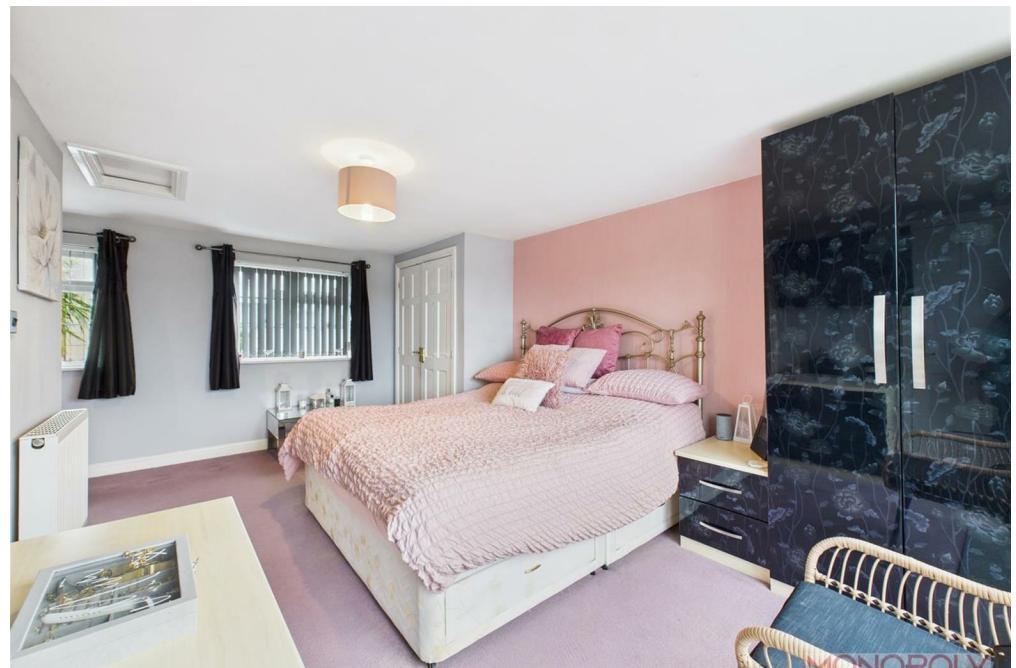
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MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

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 01978 800186 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



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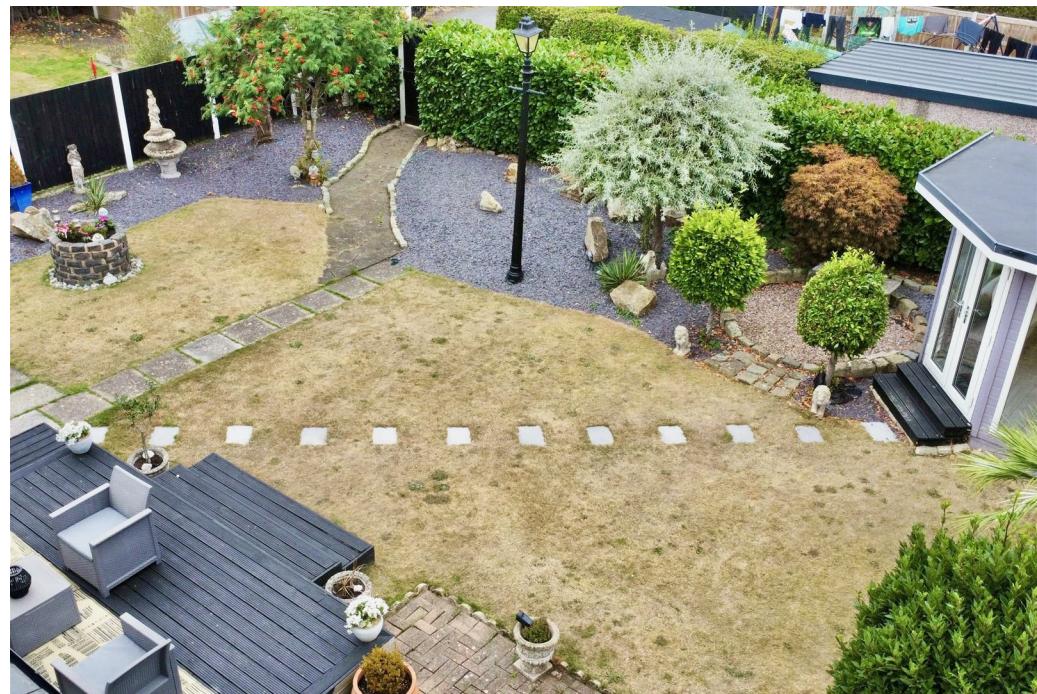
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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs			
EU Directive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

Environmental Impact (CO ₂) Rating		Current	Prospective
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			



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