18

Wrexham | | LL11 2SR

£220,000

MONOPOLY®
BUY ■ SELL ■ RENT

18

Wrexham | | LL11 2SR

A well presented 2 bedroom terrace property located in the desirable area of Garden Village. This superb property offers a good size kitchen/dining room, 2 double bedrooms, rear garden and off road parking to the front, all of which can only truly be appreciated when viewing the property. The popular area of Garden Village offers a a wealth of local amenities including local shops, good primary school and excellent road and bus access either to Wrexham, Chester or the A483 for commuting. In brief the property comprises of; entrance hall, lounge, kitchen/dining room and utility room to the ground floor and 2 bedrooms and bathroom to the first floor.

- A well presented 2 bedroom end of terrace property
- Kitchen/dining room
- Feature Log burner
- 2 Double bedrooms
- 4 Piece bathroom suite
- Off road parking
- Desirable location
- VIEWING HIGHLY RECOMMENDED

Entrance hall
With parquet flooring and stairs off to the first floor

Lounge
Well presented with a double glazed window to the front, feature log burner with tiled hearth and timber mantel, parquet flooring, door to an under stairs storage cupboard.

Kitchen/Dining Room
Fitted with a range of matching wall, drawer and base units, solid wood work surfaces with inset 1 1/4 stainless steel sink and drainer with 'pull out' mixer tap over, built in electric oven, 4 ring gas hob, extractor fan, cupboard housing the gas combination boiler, tiled flooring, part tiled walls, door off to the side of the property, double glazed window to the rear.

Utility Room
With 2 double glazed windows, plumbing for a washing machine, space for a fridge/freezer, tiled flooring.

Bedroom 1
A good size bedroom with a double glazed window to the front, carpeted flooring.

Bedroom 2
A double bedroom with a double glazed window to the rear, carpeted flooring.

Bathroom
Fitted with a low level w.c, wash hand basin with vanity unit under, bath, fully tiled shower cubicle withy dual shower head thermostatic shower over, 2 double glazed windows, part tiled walls, tiled flooring.

Rear Garden
To the rear is a concrete patio leading on to a predominantly lawned garden. There is gated access to the front of the property.

Front
To the front is a gravelled driveway providing off road parking.

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

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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(1)

632 ft²

58.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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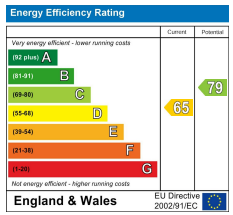

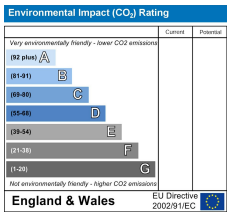

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