



MONOPOLY
BUY ■ SELL ■ RENT

Lambourne Court, Wrexham LL11 4FD

£235,000

An immaculately presented 4 bedroom, 3 storey semi-detached property located within a popular residential development in the village of Gwersyllt. This superb property is located in a quaint location within the estate with a pathway flagged by trees leading to the property with vehicular access and parking to the rear. Split over 3 floors with a well appointed kitchen/dining room, 3 bedrooms and bathroom to the first floor and a master suite to the second floor with en-suite, all of which can only be appreciated via internal inspection. The village of Gwersyllt offers a wealth of local amenities close to hand including schools, supermarket and a small retail development as well as having excellent road access to Wrexham and the A483 for commuting. In brief the property comprises of; hallway, downstairs w.c and lounge to the ground floor, 3 bedrooms and bathroom to the first floor and bedroom 1 and en-suite to the second floor.

- An immaculately presented 4 bedroom, 3 story semi-detached property
- 2 Bathrooms
- Single Garage
- Well appointed kitchen/dining room
- Quaint location within the development
- **VIEWING HIGHLY RECOMMENDED**



Hallway

Attractive wood flooring, door to a storage cupboard which also has plumbing for a washing machine, door to an under stairs storage cupboard, stairs off to the first floor.

Downtairs W.C

Fitted with a low level w.c, wash hand basin, tiled flooring, double glazed window.

Lounge

4.63m x 3.27m (15'2" x 10'8")

Superbly presented with continuation of the attractive wood flooring, double glazed sliding patio doors off to the rear garden.

Kitchen/Dining Room

4.03m x 4.49m (13'2" x 14'8")

Beautifully appointed with a range of modern wall, drawer and base units, working surface with inset 1 1/2 stainless steel sink and drainer, built in electric oven, built in microwave, 4 ring gas hob with glass splashback, stainless steel extractor fan over, integrated dishwasher and fridge/freezer, ample space for a dining table, tiled flooring, double glazed window to the front.

First Floor Landing

With carpeted flooring, door to a cupboard housing the hot water tank, stairs off to the first floor.

Bedroom 2

3.54m x 2.58m (11'7" x 8'5")

A good size bedroom and well presented with a double glazed window to the front, carpeted flooring, fitted wardrobes with sliding doors.

Bedroom 3

3.78m x 2.59m (12'4" x 8'5")

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

Bedroom 4

1.96m x 1.78m (6'5" x 5'10")

Currently used as crafts room/study but could be used as a nursery with a double glazed window to the front, carpeted flooring.

Bathroom

1.93m x 1.96m (6'3" x 6'5")

Well appointed with a white suite comprising of a low level w.c, wash hand basin, bath with thermostatic shower over, part tiled walls, double glazed window.

Second Floor Landing

With a door in to Bedroom 1

Bedroom 1

6.22m max x 3.00m max (20'4" max x 9'10" max)

A spacious and immaculately presented bedroom with a range of fitted wardrobes, fitted bedside cabinets, carpeted flooring, double glazed window to the front, skylight to the rear.

En-Suite

1.99m x 2.14m max (6'6" x 7'0" max)

Fitted with a low level w.c, wash hand basin, fully tiled shower cubicle, door to a cupboard housing the gas boiler, skylight.

Rear Garden

To the rear is a well maintained hard landscaped garden with a paved patio leading on to a raised decked seating area with a sleeper made flower bed. There is gated access to a shared side pathway which allows access to the rear where there is a single garage with up and over door.

Single Garage

Accessed at the rear of number 74 with an up and over door and car parking space in front of the garage.





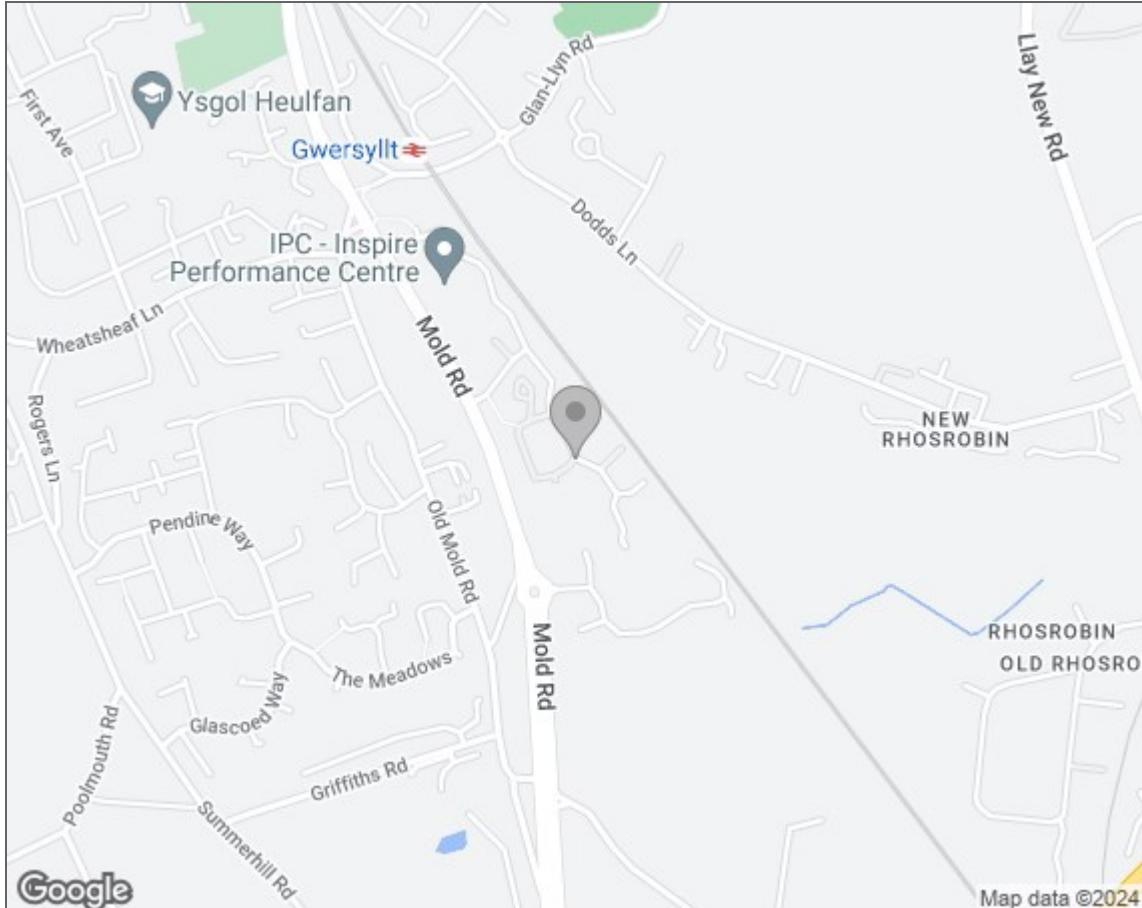




MONOPOLY®

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Suite 4A, Rossett Business Village,
Llyndir Lane,
Rossett, LL12 0AY



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	89
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.

