



4

Wrexham | LL12 7DR

£195,000

MONOPOLY®  
BUY ■ SELL ■ RENT

MONOPOLY

# 4

Wrexham | LL12 7DR

"VIEWING RECOMMENDED"

"NO ONWARD CHAIN"

Situated in the charming area of Glen Avon, Wrexham, this delightful Three bedroom End terrace house presents an excellent opportunity for families and professionals alike. Boasting Three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for both relaxation and entertaining guests. The house features a bathroom, ensuring convenience for daily routines. With gas central heating and UPVC double glazing, you can enjoy a warm and energy-efficient home throughout the year.

One of the standout features of this property is the off-road parking, accommodating up to two vehicles, which is a rare find in such a desirable location. Situated not far from the city centre, residents will benefit from easy access to a variety of local amenities, including shops, schools, and recreational facilities.

This property is perfect for those seeking a blend of comfort and convenience in a vibrant community. Whether you are looking to settle down or invest, this home in Glen Avon is certainly worth considering.

- THREE BEDROOM
- SEMI DETACHED HOUSE
- GREAT LOCATION
- NO ONWARD CHAIN
- GARDEN TO THE REAR
- GAS CENTRAL HEATING
- CUL DE SAC LOCATION
- OFF ROAD PARKING FOR TWO VEHICLES



## ACCOMMODATION TO GROUND FLOOR

Covered canopy porch with Composite double glazed and frosted door to the entrance hallway.

## ENTRANCE HALLWAY

With staircase rising off to the first floor accommodation, doors leading off to the lounge and kitchen/dining room.

## LOUNGE

Spacious and Dual aspect room with UPVC Double glazed windows to the front and rear, recessed fireplace with log burner inset and wooden mantle above, carpeted flooring.

## KITCHEN/ DINING ROOM

Nicely presented kitchen comprising of wall base and drawer units with complementary work top surfaces, incorporating ceramic sink unit with spray mixer tap, built in four ring electric hob, oven/grill, space and plumbing for washing machine, UPVC Double glazed window to the rear, laminate flooring, radiator, door to the rear hallway.

## REAR HALLWAY

With a UPVC Double glazed and frosted door to the rear, laminate flooring, under stairs storage area.

## FIRST FLOOR LANDING

With UPVC Double glazed window to the rear, access to the loft space, laminate flooring, radiator.

## BEDROOM ONE

With UPVC Double glazed window to the front, carpeted flooring, Cupboard housing gas central heating boiler, radiator.

## BEDROOM TWO

With UPVC Double glazed window to the front, radiator, carpeted flooring, built in wardrobes.

## BEDROOM THREE

With UPVC Double glazed window to the side, single panel radiator, carpeted flooring, Built in wardrobes with mirrored sliding doors.

## BATHROOM

Comprising of panel enclosed bath with shower over, wash hand basin set in a vanity unit, dual flush low level w.c., laminate flooring, radiator, UPVC Double glazed and frosted window to the rear.

## OUTSIDE TO THE FRONT

Driveway immediately to the front with off road parking for two vehicles, small garden area and pathway which leads to the front door and to the right hand side give access to the rear.

## OUTSIDE TO THE REAR

Private garden accessed via gate from right hand side, with decked sitting area leading to astro turf lawn with further paved patio/sitting area and there is a garden shed.

## 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

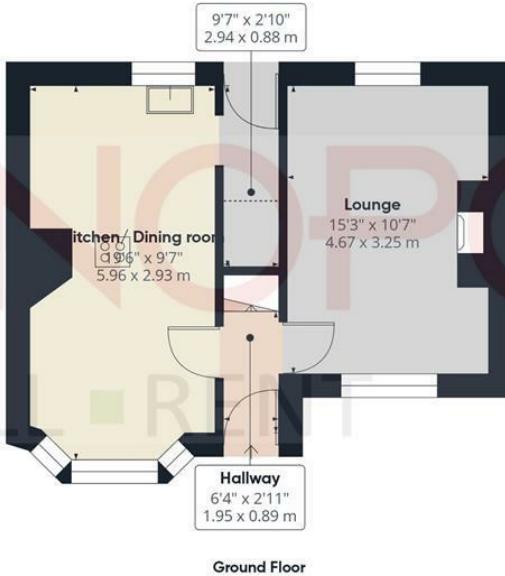
#### **MORTGAGES**

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 PETE on 07907 419605 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

#### **ADDITIONAL INFORMATION**

Please see Material information for buyers in Web Link.



### Approximate total area

746 ft<sup>2</sup>

69.3 m

### Reduced headroom

$$10 \text{ ft}^2$$

0.9 m<sup>2</sup>



(1) Excluding balconies and terraces

#### Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360

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Energy Efficiency Rating

Rating	Current	Power
Very energy efficient - lower running costs		
[92-100] A		
[81-91] B		
[78-80] C		
[55-64] D		
[39-54] E		
[21-38] F		
[11-20] G		
Not energy efficient - higher running costs		

65

EU Directive 2002/31/EC

Environmental Impact (CO<sub>2</sub>) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2009/28/EC



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