



13

Wrexham | LL12 8ES

Offers In Excess Of £375,000

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY
BUY ■ SELL ■ RENT

13

Wrexham | LL12 8ES

NO CHAIN! Situated in the desirable area of Pant Olwen, Gresford, Wrexham, this extended and Spacious Semi-Detached house presents an exceptional opportunity for families seeking a comfortable and inviting home. Boasting Four well-proportioned bedrooms, this property is designed to accommodate modern living with ease. Upon entering, you will find two generous reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and welcoming, making it ideal for family gatherings or quiet evenings in. The two bathrooms ensure convenience for all residents, enhancing the overall functionality of the home. One of the standout features of this property is the extensive gardens to the rear, offering a perfect outdoor retreat for children to play or for hosting summer barbecues. The large garden space is a rare find and adds significant value to the home.

Additionally, the property includes a garage and off-road parking for up to three vehicles, providing peace of mind and ease of access. This is particularly advantageous in a sought-after location where parking can often be a challenge. In summary, this semi-detached house in Gresford is a remarkable find, combining spacious living areas, ample bedrooms, and extensive outdoor space, all within a friendly community. It is an ideal choice for those looking to settle in a vibrant area with excellent amenities and transport links. Do not miss the chance to make this wonderful property your new home.

- FOUR BEDROOM
- SEMI DETACHED HOUSE
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING FOR THREE VEHICLES
- GARAGE
- EXTENSIVE GARDENS TO THE REAR
- EN SUITE SHOWER ROOM
- GAS CENTRAL HEATING
- NO CHAIN!



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a Feature Composite double glazed and frosted door which gives access to the entrance hallway.

ENTRANCE HALLWAY

With UPVC Double glazed window to the front, wood block flooring, staircase rising off to the first floor accommodation, understairs storage cupboard, double panel radiator.

DOWNSTAIRS CLOAKROOM

With pedestal wash hand basin, low level w.c., radiator, UPVC Double glazed and frosted window to the front, tiled floor, extractor fan.

LOUNGE

With UPVC Double glazed window to the front, wood block flooring, Feature tiled fireplace with log burner inset, Two double panel radiators, coved ceiling, double panel doors opening to the dining room.

DINING ROOM

With UPVC Double glazed French style doors to the rear, UPVC Double glazed window to the side, tiled floor, radiator.

KITCHEN/BREAKFAST ROOM

Beautifully presented kitchen comprising of a range of wall and base cupboards with complementary Granite worktop surfaces incorporating Belfast sink unit with mixer tap, space for Six ring Gas Rangemaster cooker, Space for washing machine, canopy extractor hood.

BREAKFAST ROOM

With tiled floor, Storage cupboard, radiator, UPVC Double glazed French style doors to rear garden, door to dining room, Double glazed Velux window to the ceiling.

FIRST FLOOR LANDING

With access to the loft space, Airing cupboard housing, Worcester gas central heating boiler.

BEDROOM ONE

UPVC Double glazed window to the rear with radiator beneath, storage cupboard with shelving, door to the En suite shower room.

EN SUITE SHOWER ROOM

Comprising of shower cubicle, pedestal wash hand basin, low level w.c., Chrome ladder style radiator, spotlights to the ceiling, UPVC Double glazed and frosted window to the side.

BEDROOM TWO

UPVC Double glazed window to the front with single panel radiator beneath.

BEDROOM THREE

UPVC Double glazed window to the front, radiator.

BEDROOM FOUR

UPVC Double glazed window to the side with radiator beneath.

FAMILY BATHROOM

Comprising of Panel enclosed bath with shower attachment, shower enclosure, pedestal wash hand basin, low level w.c., Chrome ladder style radiator, UPVC Double glazed and frosted window to the rear, Half height tiled walls

OUTSIDE TO THE FRONT

There is a pebbled driveway to the front with off road parking for three vehicles which gives access to the garage. The paved pathway leads to the front door, and a feature border housing an array mature bushes plants and shrubs to the left hand side.





OUTSIDE TO THE REAR

With paved patio area leading to the extensive lawned garden, with paved pathway leading to the garden shed and greenhouse. The boundaries are made up of a mixture of Mature hedges and panel enclosed fencing.

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 Key Facts for buyers in Web Link.





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.

Energy Efficiency Rating		
	Current	Provision
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT