



30

Wrexham | | LL12 8DG

£350,000

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY
BUY ■ SELL ■ RENT



30

Wrexham | | LL12 8DG

Located on the sought after Glyndwr Road in Wrexham, this delightful semi-detached house, built in the late 1950s, offers a perfect blend of character and modern living. With three spacious reception rooms plus a sun room, this property provides ample space for both relaxation and entertaining. The inviting layout is ideal for families or those who enjoy hosting guests. The home features three well-proportioned bedrooms, ensuring comfort and privacy for all occupants. The single bathroom is conveniently located, catering to the needs of the household. One of the standout features of this property is the generous parking space and single garage, accommodating up to four vehicles, which is a rare find in this area. This added convenience makes it an excellent choice for families with multiple cars or for those who frequently entertain visitors. The location on Glyndwr Road offers easy access to local amenities, schools, and transport links, making it a practical choice for everyday living. In summary, this beautifully appointed semi-detached house is a wonderful opportunity for anyone seeking a comfortable and spacious home in Wrexham. With its charming features and convenient location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

- A THREE BEDROOM SEMI DETACHED HOUSE
- STUNNING KITCHEN OPEN PLAN INTO THE DINING ROOM
- TWO FURTHER RECEPTION ROOMS & A SUN ROOM
- STYLISH FAMILY BATHROOM
- GENEROUS REAR GARDEN
- GARAGE & AMPLE OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- BEAUTIFULLY APPOINTED INTERNAL ACCOMODATION
- GAS CENTRAL HEATING
- VIEWING HIGHLY RECOMMENDED!



Entrance Porch

Upvc front door, tiled floor, upvc door to hall.

Hall

Timber parquet flooring, feature panels to walls, window to side, doors to both reception rooms, wc and storage cupboard.

WC

With toilet and hand wash basin, tiled floor, window to side.

Lounge

Parquet flooring, bay window to front, fireplace alcove, spotlights, this room has potential to be used as a guest bedroom.

Family Room

Wood effect floor, fireplace with gas stove set on a tiled hearth with timber lintel over, open plan to kitchen/diner.

Kitchen/Diner

Stunning fitted range of wall and base units, quartz worktops, space for range cooker, extractor, ceramic sink, mixer tap, dishwasher, window to side, island with matching worktop, wine chiller, drawers, breakfast bar, fitted pantry unit with space for American style fridge/freezer, spotlights, orangery style glazing to ceiling providing a good degree of natural light, vertical radiator, external door to side French doors to sun room, bi-folding doors, opening to rear garden.

Sun Room

With cosy style roof, wood effect floor, windows to rear and one side, French doors to garden, spotlights.

First Floor Landing

Carpet, doors to bedrooms and bathroom, window to side.

Bedroom One

Carpet, bay window to front, original fireplace.

Bedroom Two

Carpet, window to rear.

Bedroom Three

Carpet, window to front, spotlights.

Bathroom

Freestanding roll top bath, corner shower enclosure, wc, tiled floor, windows to side and rear, tiled floor and walls, extractor, spotlights, loft access.

Garage

Up and over door, window to rear, wall mounted Worcester gas boiler, space and plumbing for washing machine and tumble dryer.

Outside

Concrete front drive, providing off road parking, gravel area to side.

Generous rear garden with patio, adjacent house, rear garden, lawn, enclosed with fencing, timber garden store, timber gazebo providing a covered seating/ alfresco entertainment area.

Additional Information

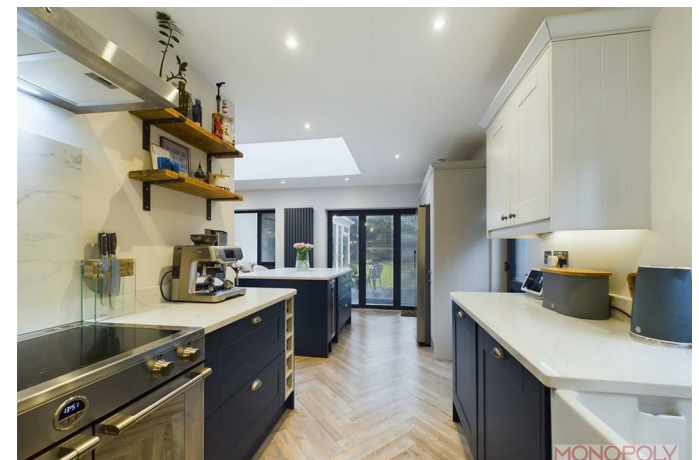
Gas combi boiler, upvc double glazing except garage.

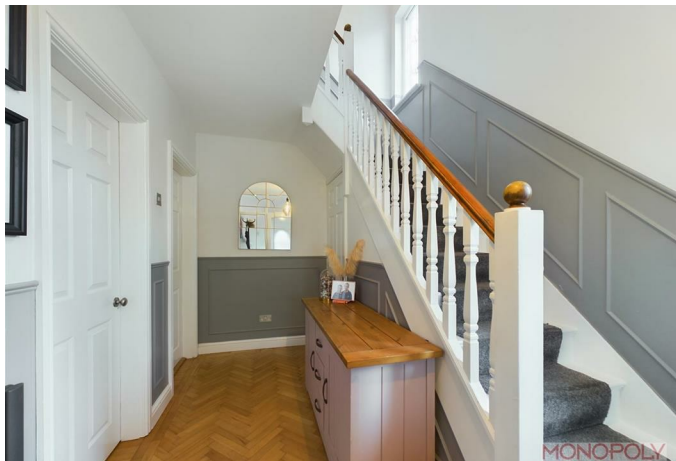
IMPORTANT INFORMATION

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

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







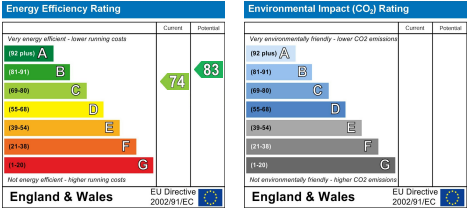


MONEY LAUNDERING REGULATIONS 2003

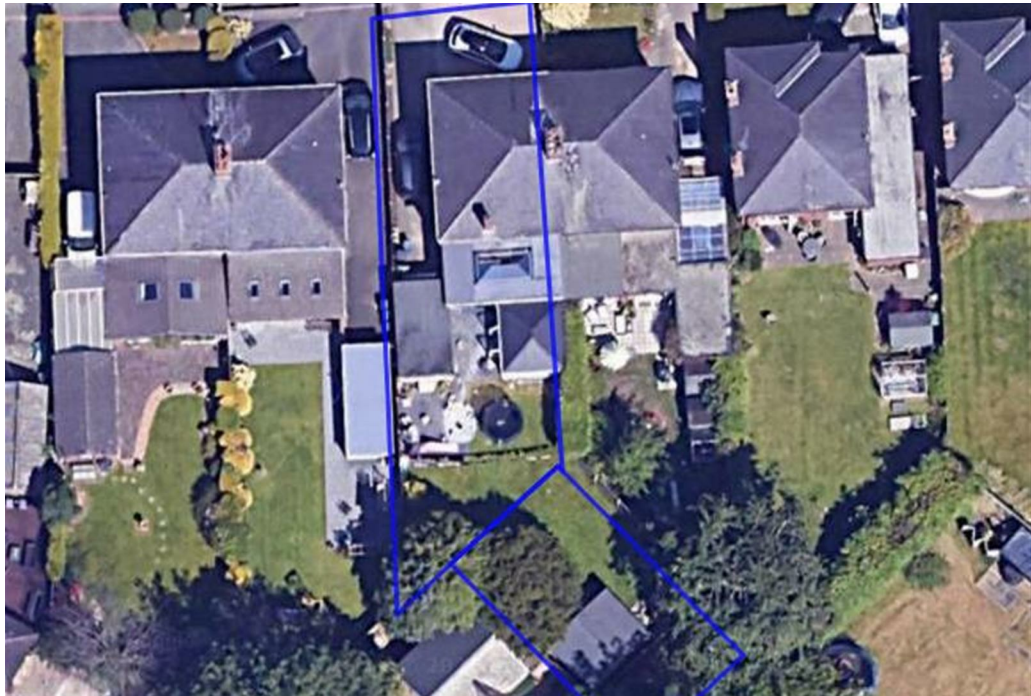
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTONS 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.







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