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Wrexham | LL13 0NS

Offers In The Region Of £475,000

**MONOPOLY**  
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Situated on Kingsmills Road in Wrexham, this impressive house with an annexe offers a perfect blend of space and comfort, ideal for family living. Spanning an expansive 1,718 square feet (including the annex), the main residence which has been upgraded and refurbished in recent years boasts two inviting reception rooms and a spacious modern kitchen providing ample space for relaxation and entertaining guests. With four well-proportioned bedrooms, there is plenty of room for family members or guests, ensuring everyone has their own private sanctuary. The two bathrooms add convenience and luxury, catering to the needs of a busy household. The annexe presents a unique opportunity, whether for extended family, guests, or even as a home office, offering versatility to suit your lifestyle. Outside, the property features generous parking for multiple vehicles, a rare find that adds to the convenience of this home. Set on a plot of approx 0.31 acres the property enjoys a good degree of privacy with extensive gardens and ample space to extend or even build another dwelling (subject to planning permission and building regulation approval). This residence is not just a house; it is a place where memories can be made, and a lifestyle can be enjoyed. With its convenient location and spacious layout, this property is a must-see for those seeking a substantial family home in Wrexham.

- SPACIOUS FOUR BEDROOM DETACHED HOUSE
- WITH A ONE BEDROOM STUDIO STYLE ANNEX
- GENEROUS PLOT WITH POTENTIAL TO EXTEND OR BUILD ANOTHER DWELLING (STPP)
- AMPLE OFF ROAD PARKING
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- UTILITY/DOWNSTAIRS WC
- DOUBLE ASPECT MAIN BEDROOM WITH EN SUITE
- FAMILY BATHROOM
- CONVENIENT LOCATION ON THE EDGE OF WREXHAM CITY CENTRE



### **Entrance Hall**

Timber entrance door with stained glass feature glazing, timber parquet flooring, doors to both reception rooms, understairs storage cupboard and stairs to first floor.

### **Lounge**

A delightful bright and airy reception room with timber parquet flooring, wood burning stove set on a tiled hearth, window to front, two windows to side, patio doors opening onto rear garden.

### **Family /Dining room**

Another spacious reception room with laminate flooring, double aspect with windows to front and rear, door to kitchen.

### **Kitchen**

Beautiful range of fitted base units plus two floor to ceiling pantry cupboards, timber effect worktops, space for range cooker, extractor over, space for washing machine, composite sink drainer with mixer tap, tiled splash back, windows to front and side, tiled flooring, door to wc/utility.

### **WC/Utility**

With toilet, hand wash basin, wall mounted gas boiler, base unit with space for dryer under, windows to side and rear.

### **First Floor Landing**

Carpet, window to rear, doors to four bedrooms and bathroom, loft access.

### **Bedroom One**

A generous principal bedroom with timber effect laminate flooring, windows to front and side, coving, door to en suite.

### **En Suite**

Freestanding slipper bath, hand wash basin, set in vanity unit, wc, tiled floor, window to side.

### **Bedroom Two**

Generous double bedroom, laminate flooring, window to side.

### **Bedroom Three**

Double bedroom, laminate flooring, window to side.

### **Bedroom Four**

Laminate flooring, window to rear, overlooking the rear garden.

### **Bathroom**

Freestanding bath tub, large walk in shower, wc, hand wash basin, tiled floor, tiled splash back, two frosted windows to rear, radiator with towel rail, extractor.

### **Annex**

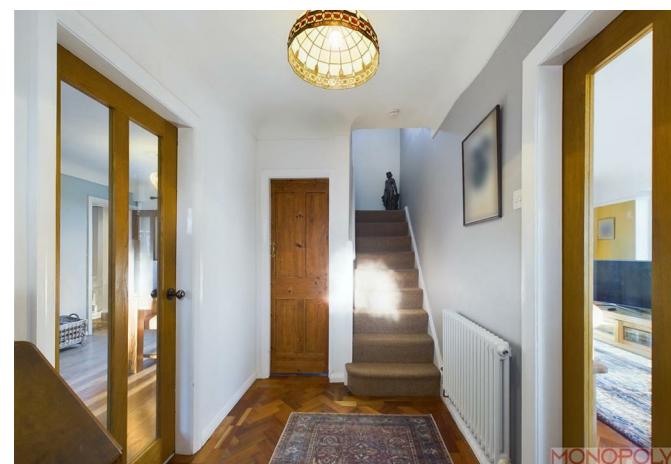
Ideal for a family member to live independently on site or potential to set up an air bnb holiday let style business to capitalise on the popularity of Wrexham Afc. Studio style with space for a double bed and sofa. Fitted kitchen with range of base units, complementary worktops, composite sink drainer, mixer tap, single oven, two ring ceramic hob, wall mounted gas boiler. Converted approx 3 years ago, composite entrance door, windows to both sides and front, door to bathroom. Bathroom with panel bath, tiled splash back, wc, hand wash basin, window to front with frosted glazing, tiled flooring, extractor.

### **Outside**

Front drive with double gates provides access to property with space to park several vehicles, large timber storage shed, gate to rear garden.

Side garden with an extensive lawn. This area has the potential for the new owner to create a building plot for another property subject to planning permission approval.





Rear garden with patio adjacent house, pond with water feature, lawns that extend around other the side of house reaching one side of the Annex. The generous rear garden offers a good degree of seclusion and privacy. Outdoor tap.

#### **IMPORTANT INFORMATION**

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









Approximate total area<sup>(1)</sup>

1717.83 ft<sup>2</sup>

159.59 m<sup>2</sup>

Reduced headroom

7.88 ft<sup>2</sup>

0.73 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

#### 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.

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#### Energy Efficiency Rating

	Current	Provision
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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

	Current	Provision
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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

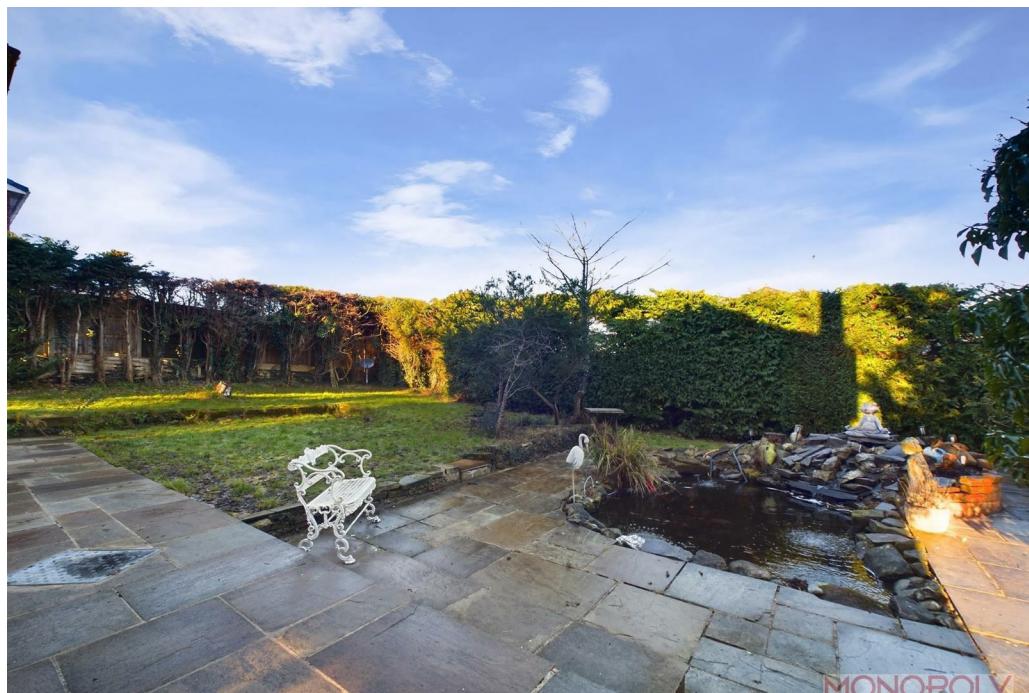


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