



73

Wrexham | | LL14 3LS

£220,000

**MONOPOLY**<sup>®</sup>

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# 73

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A beautifully presented 3 bedroom semi-detached property located in the village of Cefn Mawr close to Ty Mawr Country Park. This superb property offers well appointed accommodation throughout including modern fitted kitchen and bathroom, conservatory, well maintained rear garden and off road parking to the front, all of which can only truly be appreciated when viewing the property. The village of Cefn Mawr benefits from having a wealth of local amenities including shops, super market, primary school and is close to areas of historic and natural beauty including the Aqueduct and Viaduct, designed by Thomas Telford. There is also excellent access to the A483 for commuting. In brief the property comprises of; hallway, kitchen, lounge and conservatory to the ground floor and 3 bedrooms and bathroom to the first floor.

- A beautifully presented 3 bedroom semi-detached property
- Modern kitchen and bathroom
- Conservatory
- Well maintained rear garden
- Ample off road parking
- Walking distance to Ty Mawr Country Park
- MUST BE VIEWED TO BE APPRECIATED



### Hallway

A lovely, welcoming hallway with attractive tiled flooring, stairs off to the first floor with oak balustrade and spindles, oak doors into the lounge and under stairs storage cupboard, door off to the side of the property, double glazed window, opening into the kitchen.

### Kitchen

Beautifully appointed with a comprehensive range of modern wall, drawer and base units, working surface with inset 1 1/2 sink and drainer, built in electric oven, 4 ring gas hob, extractor fan, plumbing for a washing machine and dishwasher, part tiled walls, 2 double glazed windows, attractive tiled flooring.

### Lounge

Superbly presented with a double glazed window looking into the conservatory, wood effect flooring, wall mounted electric fire.

### Conservatory

A superb extra living space with double glazed windows looking out to the rear garden, french doors, wood effect flooring.

### First Floor Landing

With carpeted flooring, double glazed window to the side, door to a cupboard housing the gas combination boiler.

### Bedroom 1

Stylishly presented with a feature panelled wall, double glazed window to the front, 2 built in wardrobes, carpeted flooring.

### Bedroom 2

Again, well presented with a double glazed window to the rear, fully fitted wardrobes with mirrored sliding doors, carpeted flooring.

### Bedroom 3

With a double glazed window to the rear, wood effect flooring.

### Bathroom

Fitted with a modern white suite comprising of a low level w.c, wash hand basin with vanity unit under, bath with dual shower head over, fully tiled walls, tiled flooring, double glazed window.

### Rear Garden

To the rear is a raised decked seating area leading on to an artificial lawned garden with a paved patio to one side. There is also access to the single garage and opening to the side of the property.

### Front Garden

To the front are double timber gates opening to a stone paved driveway providing ample off road parking.

### Important Information

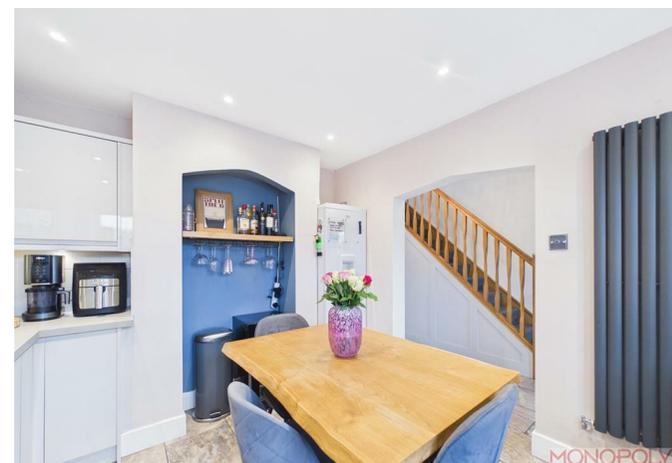
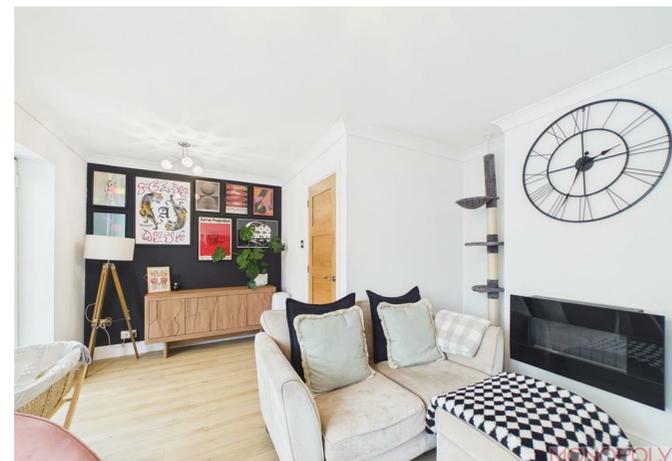
\*Material Information interactive report available in brochure section.\*

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





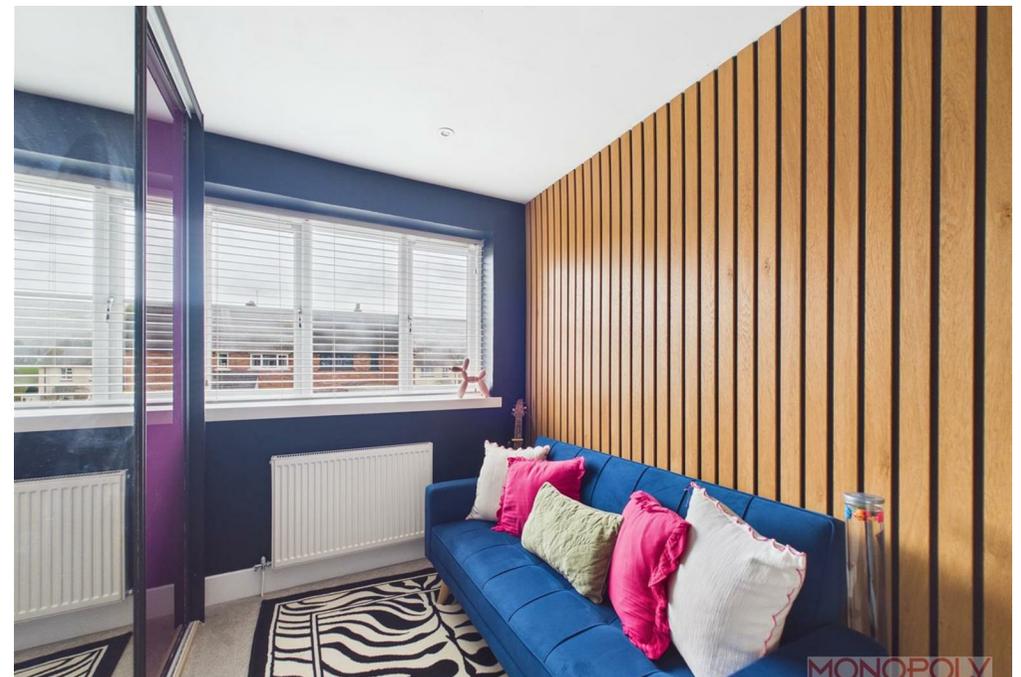
from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we 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

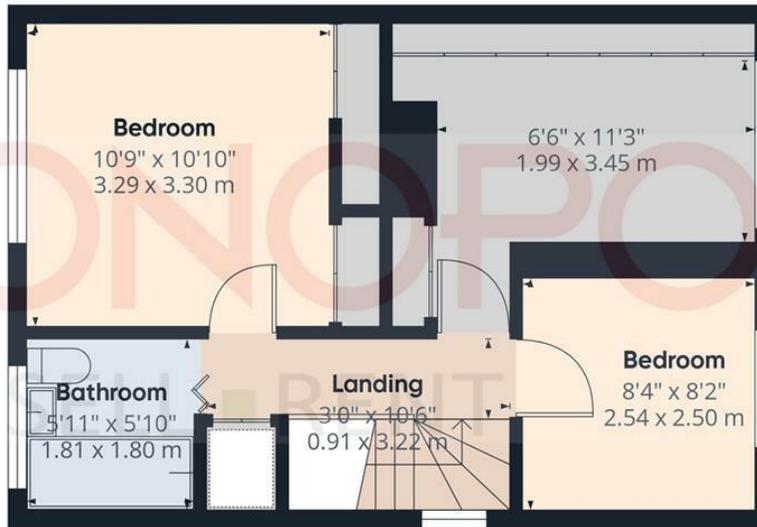








Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
876 ft<sup>2</sup>  
81.5 m<sup>2</sup>

(1) Excluding balconies and terraces

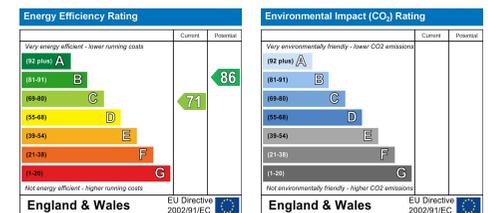
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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