



23

Wrexham | | LL11 2LL

£185,000

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY
BUY ■ SELL ■ RENT

23

Wrexham || LLI | 2LL

Welcome to Ffordd Mon, Wrexham, this three bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. Spanning an inviting 711 square feet, the property boasts a well-proportioned layout and offers the potential to be brilliant home. Upon entering, you are greeted by entrance hall providing access to a welcoming reception room, perfect for relaxing or entertaining guests. To the rear of the property is a kitchen/diner. The home features three generously sized bedrooms, providing ample space for family members or guests. The bathroom is conveniently located, ensuring ease of access for all. The property also benefits from parking for one vehicle, a valuable asset in this popular location. The surrounding area offers a blend of local amenities, schools, and parks, making it an ideal setting for those seeking a vibrant community atmosphere. With its practical layout and convenient location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming property your new home.

- A THREE BEDROOM SEMI DETACHED HOUSE
- SPACIOUS LOUNGE
- KITCHEN/DINER
- FAMILY BATHROOM
- REAR GARDEN
- OFF ROAD PARKING
- POPULAR & CONVENIENT LOCATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- POTENTIAL FOR IMPROVEMENT



Entrance Hall

Carpet, window to front, upvc front door, stairs to first floor, door to lounge.

Lounge

Window to front, carpet, electric fire with complementary surround, coving, archway to kitchen/diner.

Kitchen/Diner

Fitted timber wall and base units, complementary worktops, stainless sink drainer, mixer tap, single oven, 4 ring electric hob, extractor, plumbing for washing machine, breakfast bar, tiled floor in kitchen, vinyl flooring in dining area, window and external door to rear, understairs cupboard.

First Floor Landing

Carpet, window to side, doors to bedrooms and bathroom, storage cupboard housing ideal logic gas combi boiler, loft access.

Bedroom One

Carpet, window to front.

Bedroom Two

Carpet, window to rear.

Bedroom Three

Window to front, storage cupboard.

Bathroom

Panel bath, wc, hand wash basin, window to rear, vinyl flooring, tiled walls.

Outside

Off road parking on front drive, ramp to front door, lawn to side, brick wall to front. Rear garden with patio adjacent house, lawn, timber garden store and metal storage shed, fence to sides and rear, gate to front.

Additional Information

Upvc double glazing... gas central heating

IMPORTANT INFORMATION

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

MONEY LAUNDERING REGULATIONS 2003

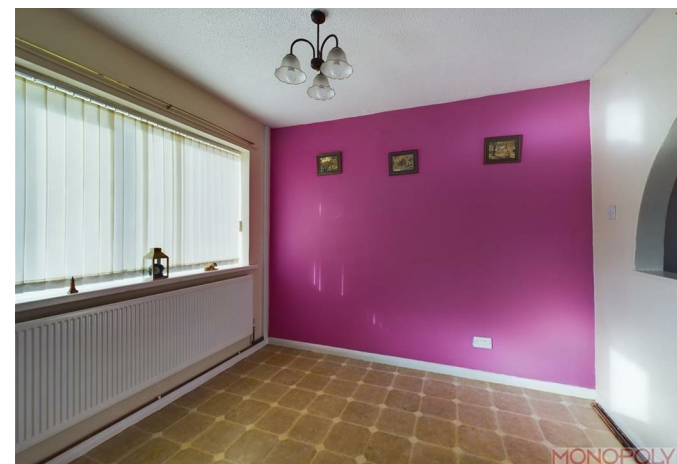
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

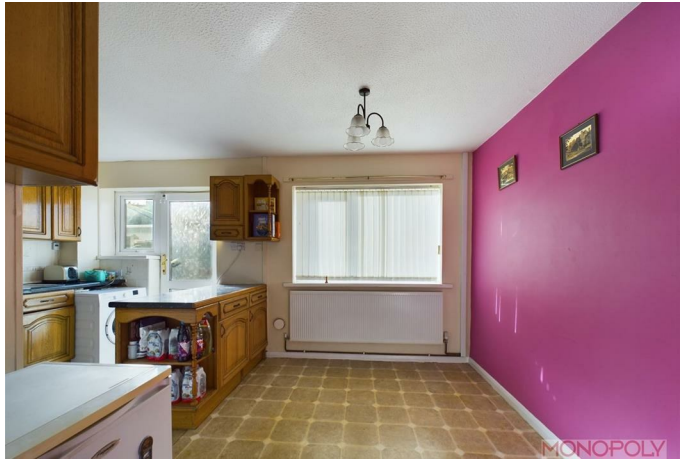
THE PROPERTY MISDESCRIPTIONS ACT 1991

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

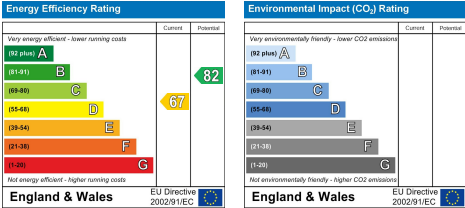




MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY 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.



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