



6

Wrexham | | LL12 7AD

£675,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



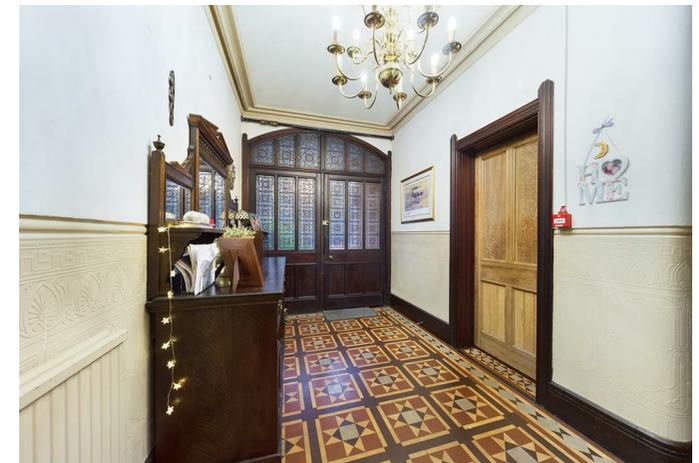


6

Wrexham | | LL12 7AD

"VIEWING HIGHLY RECOMMENDED!" A brilliant opportunity to purchase a substantial nine bedroom semi detached property with plenty of character and original features situated in Wrexham town centre. Originally built in 1904 and sitting on a plot of approximately 1/3 of an acre the property offers spacious and versatile living accommodation with nine bedrooms situated across three floors.. There is also potential for the property to be used for a variety of business uses or as a house of multiple occupancy subject to obtaining the necessary permissions. The well presented internal accommodation comprises a grand entrance hall, kitchen/diner, lounge, four bedrooms two of which offer en suites, a utility and W.C on the first floor with three further bedrooms, two of which have en suites and a family bathroom to the first floor. The property also benefits from a cellar with two rooms on the lower ground floor. The ground floor extends further to include a modern kitchen, two reception rooms, bathroom, two bedrooms, utility and shower room/w.c. Externally there is ample off road parking on a front drive leading to a car port. To the rear is a very attractive enclosed rear garden with patio seating areas, two garden stores, green house, lawn, mature planting and fruit trees. Located within walking distance of Wrexham town centre, Glyndwr University and Wrexham Maelor Hospital. There is also brilliant transport connections via Wrexham General Train Station and the A483 for travel to Chester, Oswestry and the road network beyond.

- A NINE BEDROOM SEMI DEATCHED HOUSE
- POPULAR & CONVENIENT LOCATION
- IMPRESSIVE LIVING ACCOMODATION
- SELF CONTAINED ANNEX
- GENEROUS & ATTRACTIVE REAR GARDEN
- AMPLE OFF ROAD PARKING



Entrance Vestibule

Tiled flooring, door to hallway.

Entrance Hall

Tiled flooring, stained glass double entrance doors, door to kitchen, lounge, side entrance hallway, timber stairs case to first floor, coving.

Lounge

14'9" x 14'9" (4.5 x 4.5)

Oak flooring, timber French style doors to rear with glazing to sides with stained glass over, cast iron fire place with marble effect surround and slate hearth.

Kitchen/Diner

17'0" x 14'9" max (5.2 x 4.5 max)

Fitted solid oak kitchen with a range of wall and base units, complimentary granite effect worktops, inset stainless double sink with mixer tap, range cooker, dishwasher, fitted dresser bay window to front, coving.

Site Entrance Hallway

Tiled flooring, doors to main hall and dining room (annex).

Inner Hall

Carpeted flooring doors to lounge, two bedrooms and bathroom.

Kitchen (additional)

13'1" x 10'5" (4.0 x 3.2)

Modern fitted kitchen with complementary worktops, range cooker with extractor over, window to rear, spaces for dishwasher and under counter fridge, wood effect flooring, door to hallway with tiled floor, external doors to rear front and rear, tiled flooring, door to utility.

Dining Room

18'0" x 12'5" (5.5 x 3.8)

Oak effect flooring, windows to front and side, electric fire with contemporary surround and hearth, doors to lounge (annex), kitchen and cellar.

Lounge

24'11" x 12'1" (7.6 x 3.7)

Wood effect flooring, French style doors to rear with glazing to sides, window to side, gas fire, coving.

Bedroom One

16'4" x 14'9" (5.0 x 4.5)

Carpeted flooring, window to rear and side.

Bedroom Two

11'5" x 10'2" (3.5 x 3.1)

Carpeted, window to side and coving.

Bathroom

Large shower cubicle, w.c, bath, hand wash basin, vinyl flooring, window to side, part tiled walls.

Utility

Stainless sink in base unit, wall mounted cupboards, vinyl flooring, window to front, door to shower room.

Shower Room

Shower, hand wash basin, w.c, vinyl flooring.

First Floor Landing

Doors to four bedrooms, utility and W.C.

Bedroom Three

17'0" x 14'9" (5.2 x 4.5)

A well proportioned double bedroom with carpeted flooring, bay window to front, door to en suite.

En Suite

Bath with electric shower over, hand wash basin, w.c, vinyl flooring.





Bedroom Four

12'5" x 10'5" (3.8 x 3.2)

Carpeted flooring, window to rear, coving, door to en suite.

En Suite

Comer shower cubicle with electric shower over, w.c, hand wash basin.

Bedroom Five

10'5" x 7'10" (3.2 x 2.4)

Carpeted flooring, window to front, coving.

Bedroom Six

14'9" x 14'9" (4.5 x 4.5)

Wood effect flooring, two window to rear, coving.

Second Floor Landing

Carpeted flooring, doors to three bedrooms, bathroom and storage cupboard.

Utility

Stainless sink/drain, mixer tap over, work tops, space and plumbing for washing machine and dryer, window to side, cupboard with water tank.

W.C

W.c, hand wash basin, vinyl flooring, window to side.

Bedroom Seven

14'9" x 13'9" (4.5 x 4.2)

Carpeted flooring, window to front, door to en suite.

En Suite

Hand wash basin, W.C, shower cubicle with electric shower over, vinyl flooring.

Bedroom Eight

10'5" x 12'5" (3.2 x 3.8)

Carpeted flooring, window to rear, sloped ceilings.

Bedroom Nine

14'9" x 14'9" (4.5 x 4.5)

Carpeted flooring, window to rear, sloped ceiling to rear, door to en suite.

En Suite

Tiled flooring, W.C, hand wash basin, shower with electric shower over.

Bathroom

10'2" x 6'6" (3.1 x 2.00)

Painted timber flooring, white panel bath with electric shower over, w.c, hand wash basin, sloped ceiling to side.

Cellar

Hall with doors off to two rooms with tiled flooring.

Room One - 3.08 x x 2.40

Room Two - 4.67 x 4.07

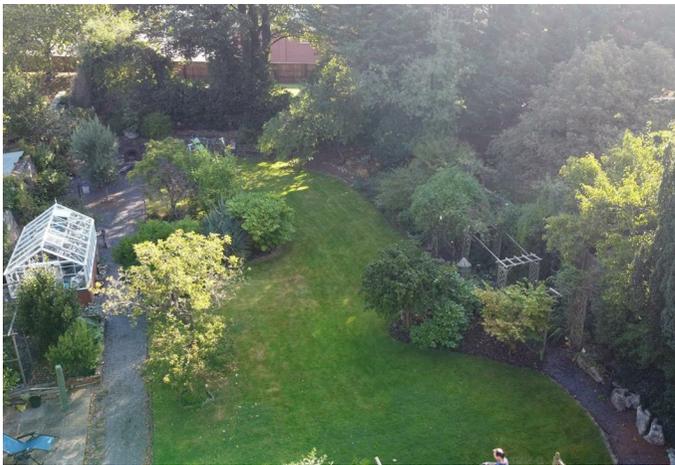
Outside

Tarmac front drive with ample off road parking for 5-6 vehicles, mature planting to side. To the rear is a lovely garden with patio seating area adjacent, brick paved patio adjacent to the annex, generous lawn, mature trees and planting including establish fruit trees believed to have been planted when the property was built, two timber garden stores one of which has a power supply, further slabbed patio area to side, outdoor power supply, 1/3 brick 2/3 glazed green house, path to rear continues along the other side of garden back to patio. Car port style garage with power socket with further parking area behind.

Additional Information

All measurements are approximate. FREEHOLD, gas central heating.. There is an integrated fire alarm system fitted around 2001. The system contains multiple smoke/heat detectors, fire alarm call points and emergency lighting.





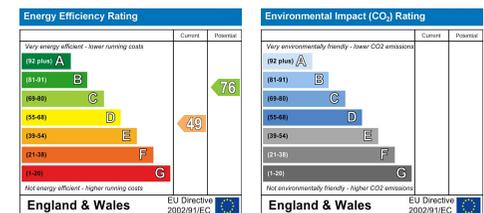


MONEY LAUNDERING REGULATIONS 2003

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