



9

Wrexham | LL12 8JX

£210,000

**MONOPOLY**  
BUY ■ SELL ■ RENT

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Situated in a quiet cul-de-sac within a popular residential development, this superbly presented three-bedroom semi-detached home offers spacious and versatile living throughout. Beautifully maintained by the current owners, the property features two reception rooms, a modern kitchen, and three well-proportioned bedrooms, making it an ideal choice for families or first-time buyers alike. In brief, the accommodation comprises an entrance hall, lounge, dining room, and kitchen to the ground floor, with three bedrooms and a contemporary bathroom to the first floor. Externally, the property enjoys a well-kept rear garden with a generous decked seating area perfect for outdoor dining and relaxation. To the front, there is a neat lawn and a concrete driveway providing ample off-road parking leading to a detached single garage, currently used as a utility and gym space. Ffordd Morgan Llwyd is conveniently located close to Wrexham City Centre, offering excellent access to local schools, shops, and amenities, as well as easy transport links to Chester, Oswestry, and the A483 for commuting further afield.

A fantastic home in a sought-after location - early viewing is highly recommended.

- NICELY PRESENTED THREE BEDROOM
- SEMI DETACHEED HOUSE
- AMPLE OFF ROAD PARKING
- GOOD SIZED REAR GARDEN
- SOUGHT AFTER LOCATION
- VIEWING HIGHLY RECOMMENDED
- GARAGE WITH UTILITY AREA
- DRIVEWAY TO THE FRONT



## ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed door with frosted side window, leading into the entrance hallway.

### ENTRANCE HALLWAY

UPVC Double glazed window to the front, laminate flooring, staircase rising off to the first floor accommodation.

### LOUNGE

A superbly presented room with UPVC Double glazed window to the front, double panel radiator, laminate flooring, coved ceiling, central fire surround and display recess, glass panelled doors into the dining area.

### DINING AREA

UPVC Double glazed sliding doors opening to the rear garden, single panel radiator, laminate flooring, doorway opening into the kitchen.

### KITCHEN

Comprising and fitted with a range of attractive wall, drawer and base units, worktop surfaces with inset 1 1/4 stainless steel sink and drainer unit, space for a cooker and refrigerator, part tiled walls, tiled flooring, door to a useful under stairs storage cupboard, UPVC Double glazed window to the rear, UPVC Double glazed door off to the rear.

### FIRST FLOOR LANDING

With carpeted flooring, UPVC Double glazed window to the side, access to the loft space, door to airing cupboard housing the wall mounted combination boiler, doors off to the bedrooms and bathroom.

### BEDROOM ONE

A well presented room with a UPVC Double glazed

window to the front, fully fitted wardrobes with high level units and fitted dressing table, carpeted flooring.

### BEDROOM TWO

Again well presented with a UPVC Double glazed window to the rear, single panel radiator, carpeted flooring,

### BEDROOM THREE

With a UPVC Double glazed window to the front, single panel radiator, carpeted flooring.

### FAMILY BATHROOM

7'1" x 5'6" (2.16m x 1.70m)

Comprising of a panel enclosed bath with shower over, dual flush low level w.c, pedestal wash hand basin, Chrome ladder style radiator/ towel rail, part tiled walls, tiled flooring, UPVC Double glazed frosted window to the rear,

### OUTSIDE TO THE FRONT

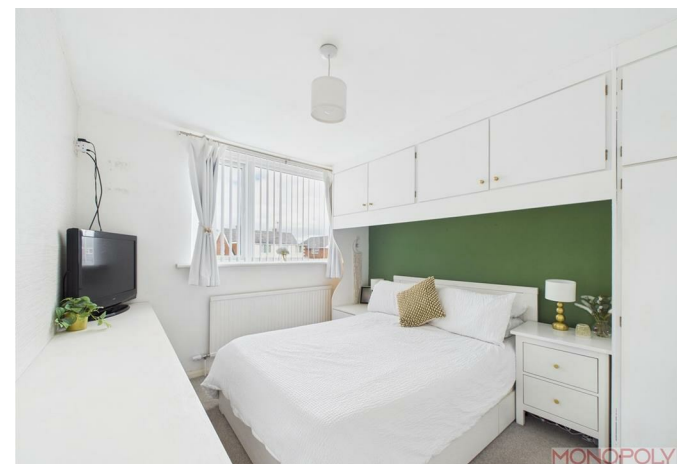
To the front is a generous lawned garden with a concrete driveway to the side providing ample off road parking and leading to the single garage with up and over door, which also has a room to the rear off the garage.

### OUTSIDE TO THE REAR

To the rear is a well maintained predominantly lawned garden with a generous and attractive decked seating area ideal for alfresco dining. There is also access to the garage and gated access to the side of the property.

### GARAGE

The garage has an up and over door, full mains electricity, plumbing for a washing machine, space for a dryer and a door opening into a useful area that could be used as a utility room.





**IMPORTANT INFORMATION**

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 PETE on 07907 419605 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

**ADDITIONAL INFORMATION**

Please see Key Facts for buyers in Web Link.



913.21 ft<sup>2</sup>  
84.84 m<sup>2</sup>



GIRAFFE360

**Energy Efficiency Rating**

Rating	Current (Non-energy efficient)	Potential (New energy efficient)
A	10-15%	40-45%
B	15-20%	30-35%
C	20-25%	20-25%
D	25-30%	10-15%
E	30-35%	5-10%
F	35-40%	2-5%
G	40-45%	1-2%

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

Rating	Current (Non-environmentally friendly)	Potential (New environmentally friendly)
A	10-15%	40-45%
B	15-20%	30-35%
C	20-25%	20-25%
D	25-30%	10-15%
E	30-35%	5-10%
F	35-40%	2-5%
G	40-45%	1-2%



Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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