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Wrexham | LL13 9RB

£215,000

MONOPOLY®  
BUY ■ SELL ■ RENT

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Located in the residential area of Bridgeway East, Pentre Maelor, Wrexham, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three spacious bedrooms, this property is ideal for families or those seeking extra room for guests or a home office.

Upon entering, you are welcomed by two inviting reception rooms, providing ample space for relaxation and entertaining. The layout is designed to maximise light and space, creating a warm and welcoming atmosphere throughout. The well-appointed bathroom caters to all your needs, ensuring a comfortable living experience.

The property also boasts parking for one vehicle, adding to the convenience of this lovely home. The surrounding area of Marchwiel offers a peaceful setting while still being within easy reach of local amenities and transport links, making it an excellent choice for those who appreciate accessibility.

Ideal for first-time buyer or looking to settle down in a friendly community, this home is sure to meet your needs. Don't miss the opportunity to make this charming residence your own.

- EXTENSIVE THREE BEDROOM
- SEMI DETACHED HOUSE
- CONSERVATORY
- GAS CENTRAL HEATING
- UTILITY ROOM WITH W.C.
- LARGE GARDEN TO THE REAR
- CONVENIENT LOCATION
- TWO RECEPTION ROOMS



## ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed and frosted door leading into the Entrance Hall.

### ENTRANCE HALLWAY

With UPVC Double glazed window to the front, tiled floor, door to the sitting room, Staircase rising off to the first floor.

### SITTING ROOM

11'1" x 10'0" (3.382m x 3.051m)

UPVC Double glazed window to the front, with single panel radiator beneath laminate wood effect floor covering, chimney breast.

### FAMILY ROOM/ BEDROOM FOUR

11'1" x 10'0" (3.382m x 3.051m)

Dual aspect UPVC Double glazed windows, built in cupboards, door to Utility room/ Cloakroom W.C, radiator.

### UTILITY ROOM/CLOAKROOM W.C.

7'4" x 7'1" (2.241m x 2.183m)

Comprising of a range of wall and base units with worktop surfaces and inset stainless steel sink unit with splash back tiling, space and plumbing for washing machine, tiled floor, UPVC Double glazed door to the rear garden, UPVC Double glazed frosted window to the rear,

### KITCHEN

17'3" x 8'2" (5.262m x 2.490m)

Fitted with a range of wall and base units with complementary worktop surfaces, incorporating one and half bowl sink unit and drainer with mixer tap, splash back tiling. Five ring Range with double oven and hot plate and canopy extractor hood above, Integrated dishwasher, built in storage, Two UPVC Double glazed windows to the rear, double panel radiator, under stairs alcove and tiled floor, door to Lounge.

### LOUNGE

17'7" x 11'3" (5.363m x 3.431m)

With UPVC Double glazed window to the front, Wood effect laminate flooring, Adam Style fire surround with living flame coal effect gas fire inset, UPVC Double glazed Patio doors leading into conservatory, radiator.

### CONSERVATORY

15'8" x 9'4" (4.78m x 2.87m)

UPVC Double glazed windows and UPVC Double glazed French style door leading to rear garden, radiator.

### FIRST FLOOR LANDING

Access to the Loft space and Doors leading off to the bedrooms and bathroom.

### BEDROOM ONE

11'3" x 11'3" (3.453m x 3.434m)

UPVC Double glazed window to the front with single panel radiator beneath, Built in wardrobes, laminate flooring.

### BEDROOM TWO

13'0" x 7'10" (3.963m x 2.392m)

UPVC Double glazed window to front with single panel radiator beneath, laminate wood effect flooring. Fitted wardrobes.

### BEDROOM THREE

12'11" x 7'10" (3.962m x 2.390m)

upVC Double glazed window to the rear, with single panel radiator beneath, wood effect laminate flooring.

### FAMILY BATHROOM

Good sized bathroom comprising of panel enclosed bath with shower attachment, separate shower cubicle, wash hand basin set in a vanity unit, low level w.c., Two UPVC Double glazed frosted windows to the rear, part tiled and part tiled walls, single panel radiator.

### OUTSIDE

To the front of the property there is a lawned garden and a drive providing off road parking for one vehicle.

To the rear there is a Good sized garden area with double entrance gates which lead to hardstanding areas with decked seating area and two outside garden stores/workshop.

### 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 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

### 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.

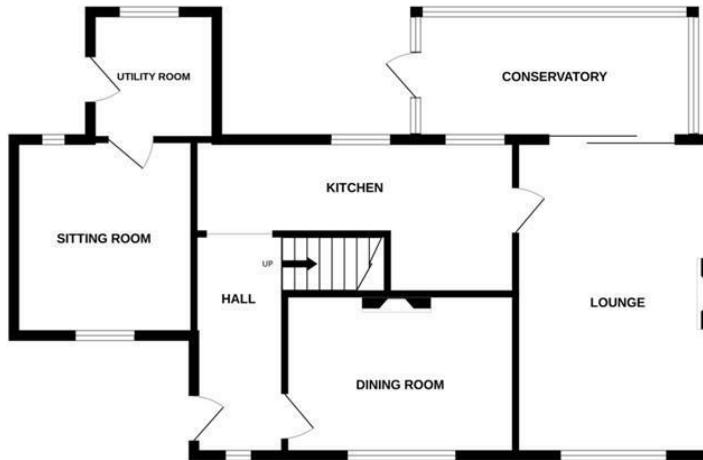
### ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.

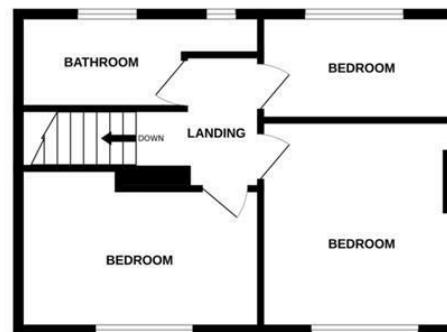




GROUND FLOOR  
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1209 sq.ft. (112.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and should be used as a guide only, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Prospective
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			



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