



2

Wrexham || LL11 2AS

Offers In Excess Of £400,000

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY
BUY ■ SELL ■ RENT



2

Wrexham | | LLI1 2AS

An impressive and substantial 5 bedroom, 3 bathroom three storey property located in the village of Pandy. This beautifully presented family home offers spacious and versatile living accommodation throughout including a fantastic open plan lounge/dining room opening into a wonderful bespoke fitted kitchen, a jack and jill en-suite to the first floor and a simply stunning principal suite to the second floor which incorporates a large en-suite bathroom and walk in dressing room, all of which can only be truly appreciated when viewing the property. The village of Pandy is conveniently located close to the village of Gresford which has a wealth of local amenities including an array of shops, pub/restaurants, good primary schools as well as the property having excellent access to the A483 for commuting.

- An impressive 5 bedroom three storey family home
- Spacious and versatile living accommodation
- Bespoke fitted kitchen
- Top floor principal suite with en-suite and walk in dressing room
- Jack and jill en-suite to the first floor
- Well maintained rear garden
- Purpose built outdoor office
- Single garage and off road parking
- Excellent access to the A483 for commuting
- MUST BE VIEWED TO BE FULLY APPRECIATED



Entrance Hallway

With attractive Acacia wood flooring, stairs off to the first floor, door to an integral garage.

Lounge/Dining Room

A stunning open plan room opening into the kitchen, with the continuation of the Acacia wood flooring, double glazed box bay window to the front, door to a useful storage cupboard and opening into the kitchen.

Kitchen

Beautifully appointed with a bespoke range of attractive wall, drawer and base units with complimentary lighting, wall mounted display units and full length larder units, granite composite work surfaces with inset 1 1/4 sink, 4 ring gas hob with contemporary 'Elica' remote control light/extractor fan over, Italian marble tiled flooring with under floor heating, built in 'Rangemaster' stove cooker with double electric oven, integrated dishwasher, space for a fridge/freezer, double glazed window to the rear, double glazed french doors off to the rear garden.

Utility Room

With fitted wall and base units, work surface with inset stainless steel sink and drainer, plumbing for a washing machine, part tiled walls, wall mounted gas boiler, Italian marble tiled floor with under floor heating, door off to the garden, door to the w.c.

Downstairs W.C

Fitted with a low level w.c, Italian marble tiled floor with under floor heating, double glazed window, wash hand basin.

First Floor Landing

With a feature arch double glazed window to the front, carpeted flooring, door opening to the stairs up to the second floor.

Bedroom 2

Spacious and well presented with a double glazed window to the rear, carpeted flooring, door to the Jack and Jill en-suite.

Jack and Jill en-suite

Fitted with a low level w.c, pedestal wash hand basin, large shower cubicle, double glazed window.

Bedroom 3

With a double glazed window to the front, carpeted flooring, door to the Jack and Jill en-suite.

Bedroom 4

A spacious double bedroom with a double glazed window to the front, carpeted flooring.

Bedroom 5

With a double glazed window to the rear, carpeted flooring.

Bathroom

Fitted with a low level w.c, pedestal wash hand basin, bath, part tiled walls, double glazed window.

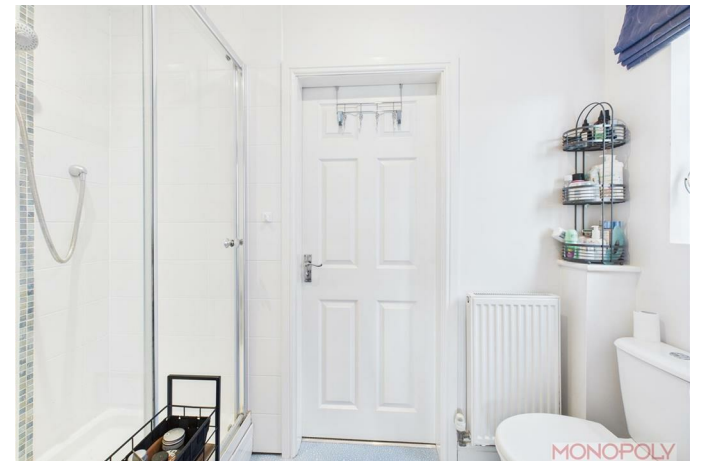
Principal Suite

Situated on the second floor there is a stunning principal suite, being a real feature to this superb family home. The room really is a 'suite' incorporating the spacious bedroom area with a lounge area, double glazed window to the front offering far reaching views of the hills beyond, 3 x velux windows, door to the en-suite and the dressing room.

En-suite bathroom

Spacious and fitted with a 4 piece suite comprising of a low level w.c, pedestal wash hand basin, corner bath, large fully tiled shower cubicle, velux window.





Dressing Room

A good size walk in dressing room with ample room for clothing and cupboards, carpeted flooring.

Rear Garden

To the rear is a beautifully maintained garden with a paved patio leading on to a lawned garden and a step down to an artificial lawned area. There is a further artificial lawned area to the side and gated access opens to a useful area for storage with gated access to the front.

Outdoor Office

A fantastic extra feature to this property is that it has a purpose built, fully insulated outside office with double glazed french doors, double glazed window, full mains electricity, wall mounted electric fire, cabled in Wi-Fi.

Front

To the front is a tarmac driveway providing off road parking leading to a single garage.

Single Garage

With folding door, mains electricity.



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

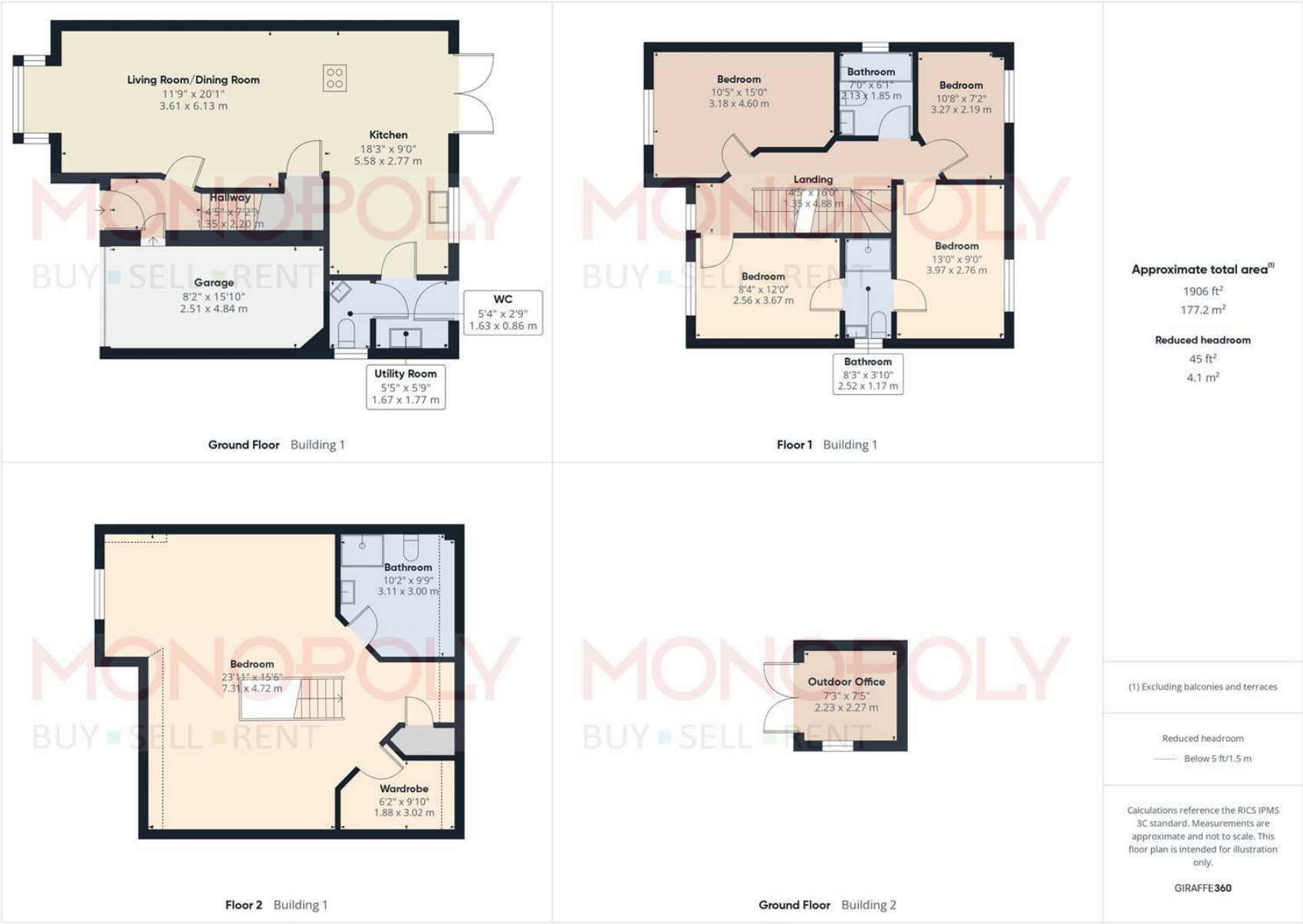
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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

Key Property Facts

The key material information can be seen via the web links from which ever property portal the property is viewed.





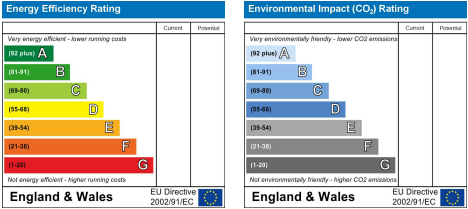


MONEY LAUNDERING REGULATIONS 2003

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