



33

Wrexham | | LL12 0ED

£1,100

MONOPOLY[®]

BUY ■ SELL ■ RENT

MONOPOLY

33

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A totally refurbished 3 bedroom property located in the desirable village of Rossett. This superb property has been completely renovated by the the current owners to produce a stunning, beautifully appointed home. As well as having a brand new kitchen, bathroom, flooring and re-decoration, mains gas has also been connected to the property and a new gas combination boiler installed. The village of Rossett offers a wealth of local amenities including shops, nice bar/restaurants, primary and secondary school and has fantastic access to both Wrexham, Chester and Major road routes for commuting.

- A totally refurbished 3 bedroom property
- Beautifully presented throughout
- Brand new kitchen and bathroom
- Brand new floor coverings throughout
- Brand new gas central heating system
- Newly decorated throughout
- Brand new doors
- Desirable village location



Hallway

With brand new carpeted flooring, stairs off to the first floor.

Lounge

Newly decorated with 2 double glazed windows, brand new carpet flooring.

Kitchen/Dining Room

A brand new, beautifully appointed kitchen offering a range of attractive wall, draw and base units, wood effect work surfaces with inset 1 1/4 stainless steel sink and drainer, built in electric oven and grill, 4 ring electric hob, stainless steel splash back and extractor fan over, brand new wood effect flooring, door to an under stairs storage cupboard, 2 double glazed windows.

** Please note all appliances are included and are brand new. The appliances included in the kitchen are - 'Hisense' fridge/freezer and 'Hoover' dishwasher.

Utility Room

Fitted with a large storage unit, wood effect work surfaces with inset stainless steel sink and drainer and units under, part tiled walls, double glazed window, door to the rear garden, wood effect flooring. Brand new 'Hoover' Washer dryer.

First Floor Landing

With brand new carpeted flooring, cupboard housing the new gas combination boiler, double glazed window, access to the loft space.

Bedroom 1

Newly decorated throughout, brand new carpeted flooring, double glazed window to the front, door to a built in wardrobe.

Bedroom 2

Newly decorated, brand new flooring, double glazed window to the front.

Bedroom 3

Newly decorated, brand new carpeted flooring, double glazed window to the rear.

Bathroom

Well appointed with a bath and shower head attachment over, wash hand basin with vanity unit under, shower screen, fully tiled walls, wood effect flooring, double glazed window, chrome heated towel rail.

Rear Garden

To the rear is a well maintained, hard landscaped garden, being partly paved and partly gravelled with a concrete path leading to gated access to the rear.









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.

Energy Efficiency Rating		Current	Future
Very energy efficient - lower running costs	(92-100) A		
(82-91) B			
(69-81) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Future
Very environmentally friendly - lower CO ₂ emissions	(82-91) A		
(69-81) B			
(55-68) C			
(39-54) D			
(21-38) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		





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