



MONOPOLY

Caego Terrace, Wrexham LL11 6UB

£900

Situated in the popular residential location of Caego is this two double bedroom terraced property available FOR RENT. In brief the property comprising of a rear entrance porch, modern kitchen, spacious open plan living/dining area and downstairs WC/utility room. To the first floor a landing area leads to two double bedrooms and a modern family bathroom. Externally there is both a garden and patio area, detached garage and driveway. Caego is a sought after residential location with a wealth of amenities locally within walking distance including shops, schools and public houses. Wrexham City Centre is just a short drive away which hosts further amenities. The A483 is just a short drive away providing excellent transport links to Chester, Oswestry and further afield.

- FOR RENT - TWO DOUBLE BEDROOM TERRACED HOME
- GARDEN/PATIO AREAS FRONT AND REAR
- DOWNSTAIRS WC AND UTILITY AREA
- COMBINATION BOILER
- POPULAR RESIDENTIAL LOCATION
- DRIVEWAY AND GARAGE
- MODERN KITCHEN
- SPACIOUS OPEN PLAN LIVING AND DINING AREA
- EXCELLENT CONDITION
- EXCELLENT TRANSPORT LINKS AND LOCAL AMENITIES



Entrance/Rear Porch

There is a shared pathway leading around to the front however the main access into the property is via a uPVC double glazed door leading into the rear porch area with tiled flooring, storage cupboard, ceiling light point, door into downstairs WC/Utility and opening into the kitchen.

Kitchen

Spacious kitchen housing a range of wall, drawer and base units with oak work surfaces over. Integrated appliances include eye-level oven, microwave, induction hob and extractor. Space for further appliances include fridge-freezer and dishwasher. Integrated 'Belfast' sink with mixer tap over. Tiled flooring, ceiling light point, cupboard housing combination boiler, uPVC double glazed window to the side and glazed wooden door leading into living/dining area.

Utility/Downstairs WC

Useful dual function room with a two piece suite comprising low-level WC and wash hand basin. Wall and drawer units with worksurface over. Space and plumbing for washing machine and tumble dryer. Tiled flooring, radiator, ceiling light point, extractor and uPVC double glazed window to the side.

Open Plan Living/Dining Area

Spacious open plan room with uPVC double glazed door to the front of the property (used as a rear garden area), uPVC double glazed window to the front and rear elevation. The living area has a multi-fuel burner set in a brick alcove on a slate hearth. Stairs rise to the first floor, here is ample space for a dining table, two ceiling light point and two panelled radiators.

Landing Area

Ceiling light point, carpet flooring, doors to two double bedrooms and bathroom.

Bedroom One

Two uPVC double glazed windows to the front elevation, access to loft, ceiling light point, carpet flooring and panelled radiator.

Bedroom Two

uPVC double glazed window to the rear elevation, carpet flooring, ceiling light point and panelled radiator.

Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with dual hose mains shower. Tiled flooring, PVC splash-back, chrome heated towel rail, extractor, ceiling light point and uPVC double glazed frosted window to the rear.

Garage

Detached from property with up and over door, power, lighting and additional pedestrian access door.

Outside

To the front elevation there is a garden area and steps rising to the front entrance with slate chipped area. A shared pathway leads along the front of the home. The rear and main entrance into the property has a driveway for off road parking. A shared pathway leads to a private paved patio area and a decorative stone area leading to the rear entrance porch.

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.







MONOPOLY®

BUY ■ SELL ■ RENT

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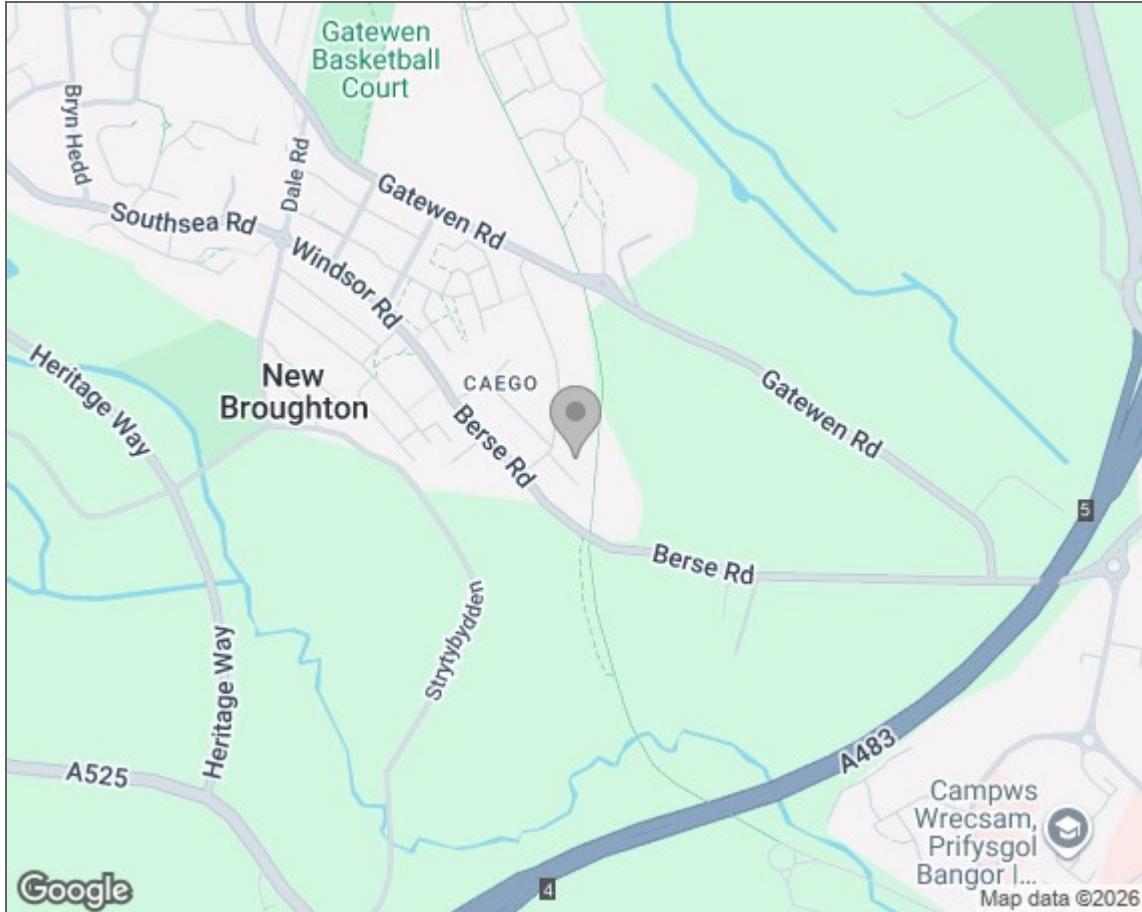
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Suite 4A, Rossett Business Village,
Llyndir Lane,
Rossett, LL12 0AY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) 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	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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