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Wrexham | | LL12 8JU

Offers In The Region Of £275,000

MONOPOLY[®]

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Situated within a quiet cul-de-sac in the highly regarded residential area of Acton, this three bedroom detached family home is offered for sale with the benefit of no onward chain.

In brief, the accommodation comprises an entrance hallway, spacious living/dining room, conservatory and a well-proportioned kitchen/breakfast room, providing generous ground floor living space. To the first floor, the landing gives access to three bedrooms and a family bathroom.

the property benefits from a driveway providing off-road parking, an integral garage, and a garden to the front. To the rear is a landscaped garden incorporating a paved patio area and lawn — ideal for outdoor seating and family use.

Heol Llawhaden is located within the popular Acton area of Wrexham, known for its established residential setting and convenient access to local amenities. A range of shops, schools and everyday facilities are within close proximity, along with Acton Park offering scenic walks and green space. Wrexham city centre is a short drive away, and the property is well positioned for access to the A483, providing excellent commuter links towards Chester, Oswestry and the wider North West.

- THREE-BEDROOM DETACHED PROPERTY
- SOUGHT AFTER LOCATION IN ACTON
- OPEN PLAN LOUNGE/DINING AREA
- KITCHEN/BREAKFAST AREA
- THREE WELL-PROPORTIONED BEDROOMS
- FAMILY BATHROOM
- DRIVEWAY, FRONT GARDEN AND GARAGE
- SPACIOUS REAR GARDEN
- IDEAL FAMILY HOME
- NO CHAIN!



Entrance Hall

Composite door with frosted double glazed side panel leads into entrance hallway. Wooden laminate flooring, panelled radiator, ceiling light point, wall light, under stairs storage area, stairs to first floor, doors leading into living/dining area and kitchen.

Living/Dining Room

UPVC double glazed bay window to the front elevation with vertical blinds. Electric fireplace with wooden surround, marble back and hearth. Opening into dining room with UPVC double glazed sliding doors into conservatory. Glazed window into kitchen. The space is finished with two panelled radiators, two ceiling light points and carpet flooring

Kitchen/Breakfast Room

Housing range of wall, drawer and base units with complementary work surface over. Integrated appliances include eye-level double oven and grill, electric hob and extractor hood over. Space for further appliances include washing machine, under-counter fridge and under-counter freezer. Stainless steel sink unit with mixer tap over. Space for breakfast table. The space is finished with vinyl flooring, two ceiling strip lights, panelled radiator, glazed window into dining room, uPVC double glazed window to rear and composite door leading into rear garden area.

Conservatory

Triple aspect, part brick built conservatory with double glazed windows, French doors to garden area, ceiling light points and fan, tiled flooring, power sockets and wall mounted electric heater.

Landing Area

UPVC double glazed window to the side elevation with vertical blinds. Cupboard with shelving, access

to loft, carpet flooring, ceiling light point, doors to three bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front elevation with vertical blinds. Housing range of fitted wardrobes and drawers. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window to the rear elevation with vertical blinds. Housing range of fitted wardrobes and vanity table. Carpet flooring, ceiling light point and panel radiator.

Bedroom Three

UPVC double glazed window to the front elevation with vertical blinds. Carpet flooring, ceiling light point and panelled radiator.

Shower Room

Three-piece suite comprising low-level WC, pedestal wash hand basin, and double walk-in shower cubicle with electric shower. Finished with tiled flooring, panelled radiator, ceiling light point and UPVC double glazed frosted window to the rear elevation.

Outside

Pleasant rear garden area with paved patio, lawned garden area, decorative stone and established shrubberies/hedging to the borders along with fence panels for security and privacy. A timber gate leads alongside the property to the front.

To the front there is a driveway, lawned garden area, decorative stone and shrubberies to the border along with access to the up and over garage.

Garage

Up and over door, power, lighting and wall mounted combination boiler





IMPORTANT INFORMATION

*Material Information interactive report available in brochure section. *

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

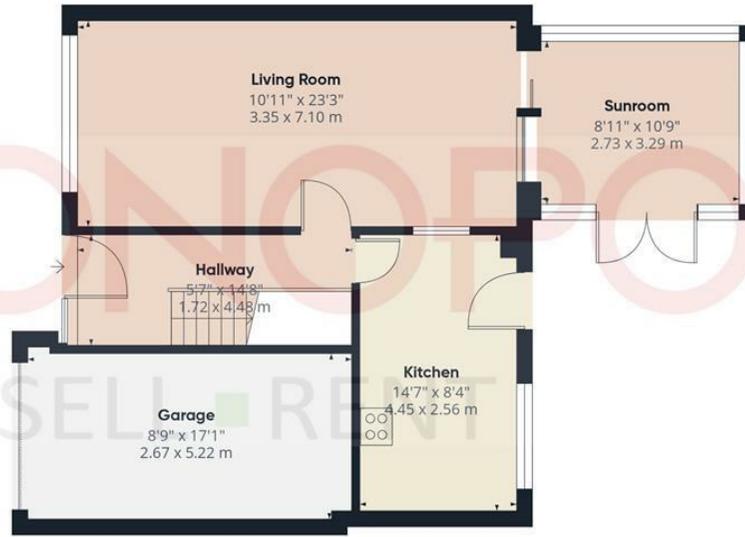
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Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage



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Ground Floor

Approximate total area⁽¹⁾

1084 ft²
100.8 m²

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Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

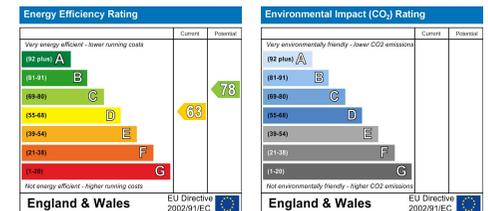
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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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