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Wrexham | LL13 9GD

£315,000

MONOPOLY
BUY ■ SELL ■ RENT

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"VIEWING HIGHLY RECOMMENDED"

Located in the sought-after area of Carden Park Way, Wrexham, this beautifully presented Three-bedroom detached house offers a perfect blend of comfort and style. Built in 2001, the property boasts a modern design and is ideal for families or those seeking a spacious home.

Upon entering, you have two inviting reception rooms, one being a conservatory, providing ample space for relaxation and entertaining. The heart of the home is undoubtedly the charming conservatory, which floods the living area with natural light and offers a delightful space to enjoy the garden views throughout the seasons.

The property features three well-proportioned bedrooms, with the main bedroom benefiting from an en suite shower room, ensuring privacy and convenience. The additional bedrooms are perfect for family members, guests, or even a home office.

With two bathrooms in total, morning routines will be a breeze, accommodating the needs of a busy household. The house also includes parking for up to three vehicles, a valuable asset in this desirable location.

This home is not just a property; it is a sanctuary that combines modern living with a welcoming atmosphere. If you are looking for a well-maintained, spacious family home in Wrexham, this detached house on Carden Park Way is certainly worth considering.

- BEAUTIFULLY PRESENTED
- THREE BEDROOM DETACHED HOUSE
- SOUGHT AFTER LOCATION
- VIEWING HIGHLY RECOMMENDED
- EN SUITE SHOWER ROOM
- CONSERVATORY
- GARAGE
- OFF ROAD PARKING
- MODERN KITCHEN



MONOPOLY



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ACCOMMODATION TO THE GROUND FLOOR

The property is accessed via a UPVC Double glazed and frosted front door with matching side window, which gives access to the entrance hallway.

ENTRANCE HALLWAY

With laminate flooring, door off to the cloakroom w.c., radiator, staircase rising off to the first floor accommodation.

DOWNSTAIRS CLOAKROOM W.C.

Comprising of low level w.c., pedestal wash hand basin, UPVC Double glazed and frosted window to the front, single panel radiator, laminate flooring.

LOUNGE

Lovely room with UPVC Double glazed window to the front, with double panel radiator beneath, laminate flooring, Adam style fire surround with electric fire inset, UPVC Double glazed doors to the conservatory.

CONSERVATORY

With UPVC Double glazed windows, radiator, tiled floor with underfloor heating, UPVC Double glazed doors to the garden.

KITCHEN

Beautifully presented kitchen comprising of a range of wall and base cupboards, with complementary worktop surfaces incorporating built in four ring gas hob, electric oven/grill and stainless steel canopy extractor hood above. One and Breakfast bar, integral dishwasher, tiled floor, plumbing for washing machine, spotlights to the ceiling, under stairs cupboard, cupboard housing the gas central heating boiler, Two UPVC Double glazed windows to the side, UPVC Double glazed and frosted door to the rear,

FIRST FLOOR LANDING AREA

With access to the loft space, doors off to the bedrooms and bathroom, carpeted flooring, single panel radiator.

MAIN BEDROOM

With UPVC Double glazed window to the front with radiator beneath, door to the en suite.

EN SUITE SHOWER ROOM

Comprising of Shower cubicle cubicle, pedestal wash hand basin, low level w.c., chrome ladder style radiator/ towel rail, fully tiled walls and floor, UPVC Double glazed window to the front.

BEDROOM TWO

With UPVC Double glazed windows to the front and side, single panel radiator, carpeted flooring, built in airing cupboard.

BEDROOM THREE

With UPVC Double glazed window to the side, single panel radiator,

FAMILY BATHROOM

Comprising of Panel enclosed bath with shower above, wash hand basin, UPVC Double glazed and frosted window to the side, chrome ladder style radiator/towel rail.

GARDEN TO THE FRONT

The garden to the front is of open plan style with driveway offering off road parking for two vehicles and access to the garage.

GARDEN TO THE REAR

Paved patio area leading to the lawned garden with panel enclosed fencing to boundaries. Rear access door to the garage.





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.

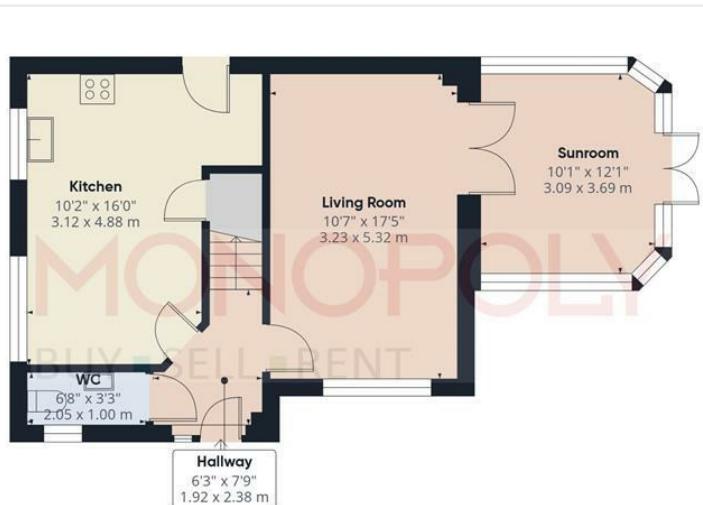
MORTGAGES

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.



Approximate total area⁽¹⁾
1167 ft²
108.5 m²



(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.

GIRAFFE360

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Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs	(B2 plus) A		
(B1-01) B			
(B0-00) C			
(S9-00) D			
(S8-00) E			
(S7-00) F			
(S1-00) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Provision
Very environmentally friendly - lower CO ₂ emissions	(B2 plus) A		
(B1-01) B			
(B0-00) C			
(S5-00) D			
(S4-00) E			
(S1-00) F			
(1-00) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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