



5

Wrexham || LLI | 2EU

£225,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

MONOPOLY[®]
BUY ■ SELL ■ RENT

5

Wrexham | | LL11 2EU

An extended 3 bedroom, 2 bathroom semi-detached property situated on the outskirts of Wrexham city centre. The property offers good size living accommodation including an open plan kitchen/dining room, downstairs shower room and first floor bathroom, a good size rear garden and ample off road parking to the front, all of which can only truly be appreciated when viewing the property. The property sits close to the city centre so has a wealth of local amenities close to hand as well as excellent access to major road routes for commuting. In brief the property comprises of; entrance hall, lounge, open plan dining room/kitchen, sun room and shower room to the ground floor, 3 bedrooms and bathroom to the first floor.

- An extended 3 bedroom semi-detached property
- 2 Bathrooms
- Open plan kitchen/dining room
- Good size rear garden
- Ample off road parking
- VIEWING HIGHLY RECOMMENDED



Hallway

With stairs off to the first floor, doors to the storage cupboard, wood effect flooring.

Lounge

A good size lounge with a double glazed window to the front, carpeted flooring, door into the dining room.

Dining Room

An extension to the original property being a good size with wood effect flooring, sliding doors into the utility room, door to the shower room, door off to the side of the property.

Kitchen

The kitchen is fitted with a matching range of wall, drawer and base units, working surface with inset stainless steel sink and drainer, built in electric oven, 4 ring electric hob, extractor fan, built in wine rack, space for a fridge/freezer, plumbing for a dishwasher, part tiled walls, tiled flooring, double glazed window.

Sun room

A lean to off the dining room with 2 windows and double doors opening to the rear garden.

Shower Room

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

First Floor Landing

With carpeted flooring, door to a storage cupboard, double glazed window to the side, access to the loft space which houses the gas combination boiler.

Bedroom 1

Well presented with a double glazed window to the front, fitted wardrobes with sliding doors, carpeted flooring.

Bedroom 2

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

Bedroom 3

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

Bathroom

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

Rear Garden

To the rear is a good size garden with a paved patio leading on to a generous lawn garden with a gravelled area to the side and raised decked seating area.

Front

To the front is a brick paved driveway providing ample off road parking and leading to a single garage with double timber doors.

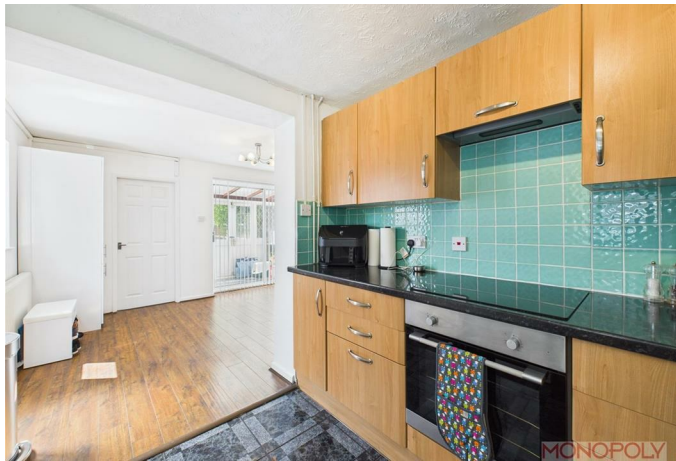
Important Information**MONEY LAUNDERING REGULATIONS 2003**

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

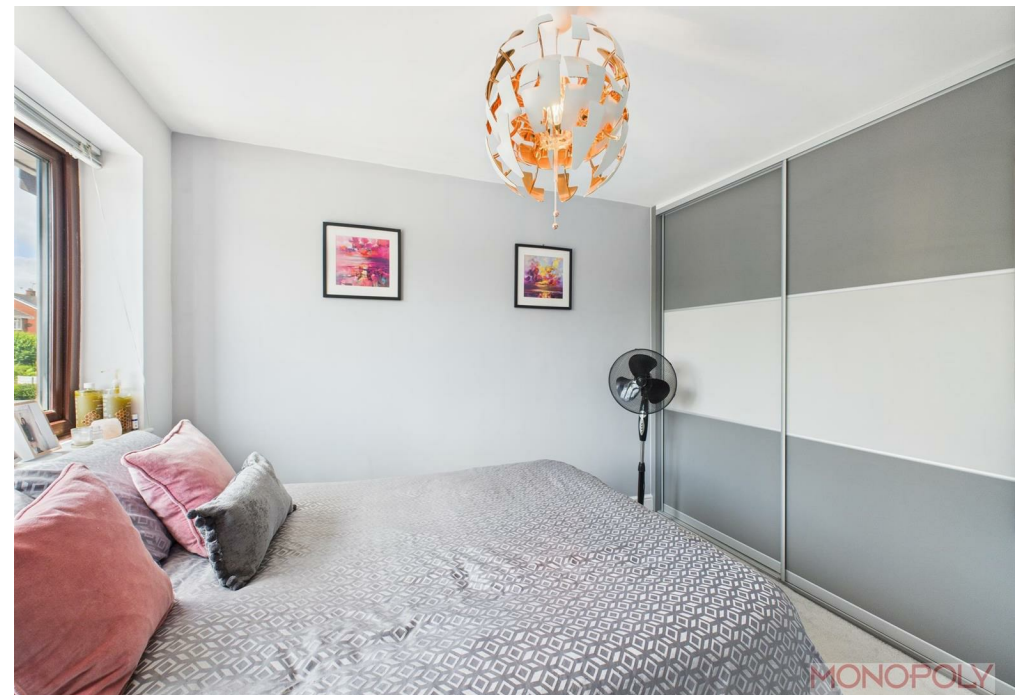




availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is 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.

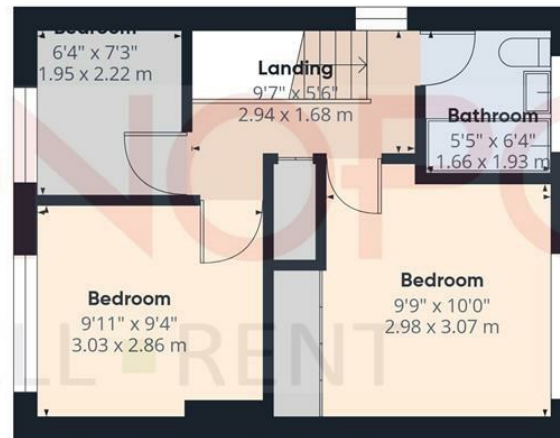
Key Property facts

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





Ground Floor



Floor 1

Approximate total area⁽¹⁾

947 ft²
87.9 m²

(1) Excluding balconies and terraces

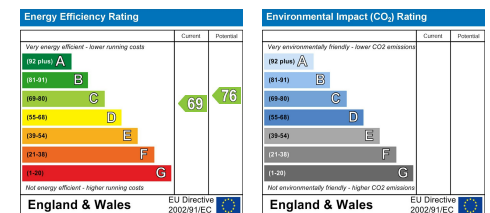
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

MONOPOLY
BUY ■ SELL ■ RENT