



300

Wrexham | LL13 8UD

£140,000

**MONOPOLY**  
BUY ■ SELL ■ RENT

**MONOPOLY**  
BUY ■ SELL ■ RENT

300

Wrexham | LL13 8UD

A 3 bedroom end of terrace property situated on the outskirts of Wrexham city centre. This deceptively spacious property offers a kitchen/dining area, conservatory, 3 bedrooms and gas central heating and would make an ideal first time or investment purchase. Located close to the city centre there are a wealth of amenities close to hand as well as good road routes for commuting. In brief the property comprises of; lounge, kitchen/dining room and conservatory to the ground floor and 3 bedrooms and shower room to the first floor.

- A 3 bedroom end of terrace property
- Kitchen/Dining Room
- Conservatory
- Gas central heating
- Ideal first time or investment purchase
- NO CHAIN



**Lounge**

15'1" x 11'4" (4.61m x 3.47m)

With a double glazed window to the front, carpeted flooring, central fireplace with inset gas fire (serviceability not tested), timber surround and mantel.

**Kitchen/Dining Room**

18'3" x 11'4" (5.57m x 3.46m)

The kitchen is fitted with a range of matching wall, drawer and base units, working surface with inset sink and drainer, 'belling' cooker with 4 ring gas hob and electric oven, plumbing for a washing machine. The dining area has a central fireplace with living flame gas fire (not tested), timber surround and mantel, double glazed window, door into the conservatory.

**Conservatory**

17'7" x 11'4" (5.37m x 3.46m)

With double glazed windows and french doors off to the rear garden, tiled flooring, entrance to a useful storage room.

**Storage Area**

8'3" x 5'0" (2.53m x 1.54m)

A useful storage area, double glazed window.

**First Floor Landing**

With carpeted flooring, access to the loft space.

**Bedroom 1**

11'11" x 9'1" (3.65m x 2.79m)

With a double glazed window to the rear, carpeted flooring, door to cupboard housing the gas combination boiler, fitted wardrobes with sliding doors.

**Bedroom 2**

11'5" x 9'5" (3.49m x 2.89m)

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

**Bedroom 3**

8'5" x 8'6" (2.59m x 2.60m)

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

**Shower Room**

5'11" x 5'5" (1.81m x 1.67m)

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

**Rear Garden**

To the rear is a paved area adjacent to the conservatory with steps up to a paved patio and garden shed. There are raised planted borders and gated access to the side.

**Front Garden**

To the front is a lawned garden with mature planted borders and centre piece flower bed.

**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.





#### 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	Provision
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			78
(69-80) C			65
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Provision
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			



Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

**MONOPOLY**  
BUY ■ SELL ■ RENT