



34

Wrexham | | LL12 8AB

£350,000

**MONOPOLY**<sup>®</sup>

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# 34

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A fantastic opportunity to purchase a spacious three bedroom, two reception room detached bungalow set on a generous plot. The well presented internal accommodation comprises an entrance hall, wc, two receptions rooms, kitchen, three bedrooms and a shower room. Externally there is ample off road parking on a front drive leading to a double garage with a patio and lawn completing the rear garden. The property is located in the popular suburb of Acton close to Wrexham city centre with a wealth of amenities close to hand as well as having excellent access to the A483 for travel to Chester, Oswestry and beyond.

- A THREE BEDROOM DETACHED BUNGALOW
- SPACIOUS & VERSATILE INTERNAL ACCOMODATION
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- SHOWER ROOM & WC
- AMPLE OFF ROAD PARKING
- DOUBLE GARAGE
- GENEROUS PLOT
- SOUGHT AFTER LOCATION



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### Entrance Porch

Part glazed upvc front door, laminate flooring, opening to hall.

### Entrance Hall

Carpet, storage cupboard, doors to two bedrooms, dining room, living room, bathroom and kitchen.

### WC

Low level WC, hand wash basin, chrome towel rail, tiled walls and floor, window to front.

### Living Room

Carpet, window to front, fireplace alcove.

### Kitchen

Fitted range of wall and base units, complementary worktops, inset composite sink drainer with mixer tap, single oven, microwave, electric hob with extractor over mosaic tiled splashback, windows to rear and side, glazed upvc door to rear, tiled flooring, built in storage cupboard.

### Bathroom

Walk in shower enclosure, window to rear, wc, hand wash basin set in a vanity unit, laminate flooring, chrome towel rail.

### Dining Room

Carpet, window to side, French style doors to rear, door to bedroom three.

### Bedroom One

Carpet, window to front.

### Bedroom Two

Carpet, window to side.

### Bedroom Three/Snug/Office

Carpet, window to rear.

### Garage

Double garage with two up and over vehicle doors, pedestrian door to rear.

### Outside

Front - Brick wall to front boundary, paved area in front of the property, tarmac drive leading to the double garage.

Rear - Patio adjacent the rear of the house, brick paving, lawn, fencing to side and rear.

### 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



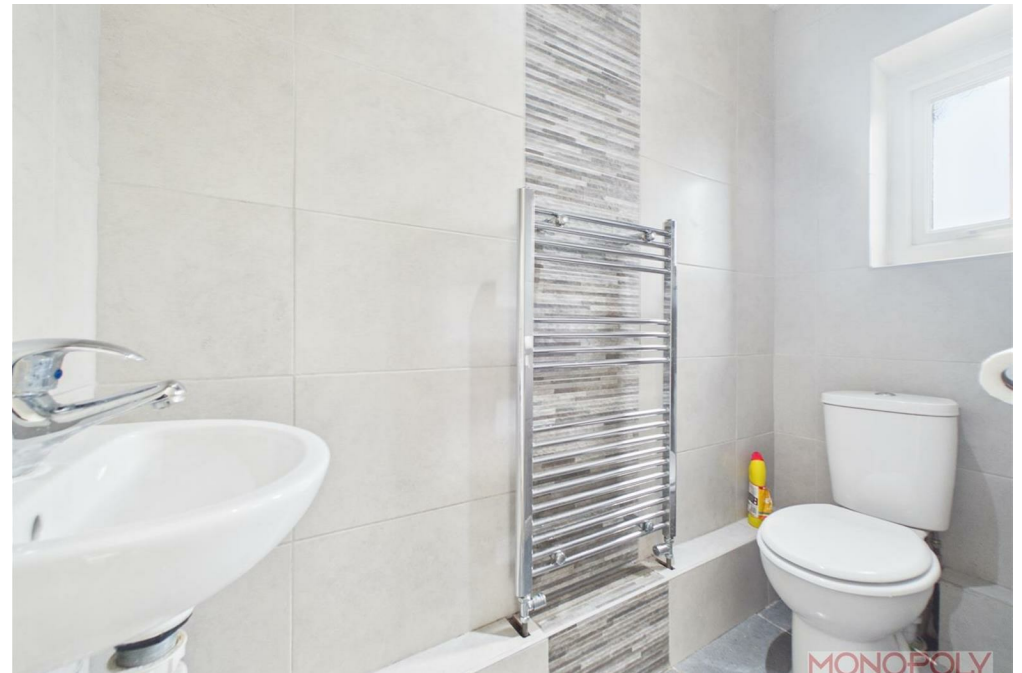


appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

## MORTGAGES

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 01978 800186 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







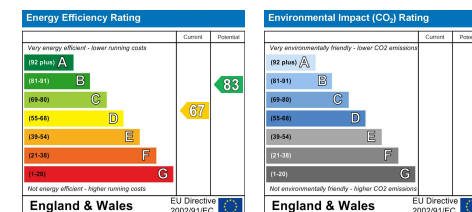


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