



193

Wrexham | | LL12 8DW

£238,000

**MONOPOLY**<sup>®</sup>

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# 193

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Situated along a private road in the popular Garden Village area of Wrexham, this well-proportioned three bedroom end-terraced home is offered for sale with the added benefit of no onward chain and has recently benefited from a new roof. In brief, the accommodation comprises an entrance hallway, spacious living room, sitting room and a kitchen opening into a dining area with a useful under-stairs utility space, all to the ground floor providing versatile living accommodation. To the first floor, the landing gives access to three bedrooms, a family bathroom and a separate WC. Externally, the property benefits from a paved driveway to the front. There is access alongside the home via timber gates leading to a workshop/garage area and a pleasant rear garden which has been landscaped with established shrubs and trees, along with a paved patio, decking area and pond. Chester Road is well positioned within Garden Village, a popular and well-established residential area on the outskirts of Wrexham. A range of local amenities are within walking distance including a convenience store, reputable schools and medical facilities. Acton Park is also nearby offering scenic walks and green space, while regular bus services provide access to both Wrexham city centre and Chester. The nearby A483 provides excellent commuter links to Chester, Oswestry and the wider North West.

- THREE BEDROOM END-TERRACED HOME WITH NO ONWARD CHAIN
- EXTENDED KITCHEN WITH DINING AREA
- SPACIOUS LIVING ROOM WITH MULTI-FUEL BURNER
- SITTING ROOM
- BATHROOM WITH SEPARATE WC
- DRIVEWAY TO THE FRONT
- DETACHED WORKSHOP/GARAGE
- REAR LANDSCAPED GARDEN
- RECENT NEW ROOF FITTED
- SOUGHT AFTER RESIDENTIAL LOCATION OF GARDEN VILLAGE



### Entrance Hallway

Composite doorway on the side of the home leads into the entrance hallway with uPVC double glazed window to the front. Wooden flooring, ceiling light point, doors into sitting room, living room and kitchen/dining area.

### Living Room

Two uPVC double glazed windows to the front and rear elevation. Log burner set on a brick hearth with tiled surround. Vertical radiator, wooden flooring, ceiling light point and two wall lights.

### Sitting Room

Two uPVC double glazed windows to the front and side elevations. Door into cupboard with shelving, window and light. Wooden floor, ceiling light point and panelled radiator.

### Kitchen

The rear extension to the property the kitchen was set up for a catering business and houses a range of wall, drawer and base units with complimentary work surface over. Integrated oven, gas hob and extractor over. Commercial style stainless steel double sink unit with twin basins, mixer tap and overhead pull-down spray attachment, complimented by open shelving for practical storage. The kitchen is finished with tiled flooring, brick-style splash back tiling, ceiling light point, Velux sky light, three uPVC double glazed windows to the side and rear elevations along with a pleasant composite stable door to the rear garden area. Opening into dining.

### Dining Area

Space for dining table, wooden flooring, ceiling light point, panelled radiator, door into under-stairs utility/storage area with space and plumbing for washing machine and wall light.

### Landing Area

UPVC double glazed window to the rear elevation. Access to loft, ceiling light point, wood flooring, doors into three bedrooms, bathroom and separate WC.

### Bedroom One

Two uPVC double glazed windows to the front and side elevations. Cupboard with shelving, boiler and water cylinder. Wooden flooring, panelled radiator and ceiling light point.

### Bedroom Two

UPVC double glazed window to the front elevation. Orante feature fireplace, wooden flooring, ceiling light point and radiator.

### Bedroom Three

UPVC double glazed window to the rear elevation. Wooden flooring, panelled radiator and ceiling light point.

### Bathroom

Two piece bathroom with floating wash hand basin and 'P' shaped panelled bath with traditional style taps, shower head and additional electric shower over. Patterned tiled walls and flooring, heated towel rail, wall mounted LED vanity mirror, ceiling light point and uPVC double glazed frosted window to the rear elevation.

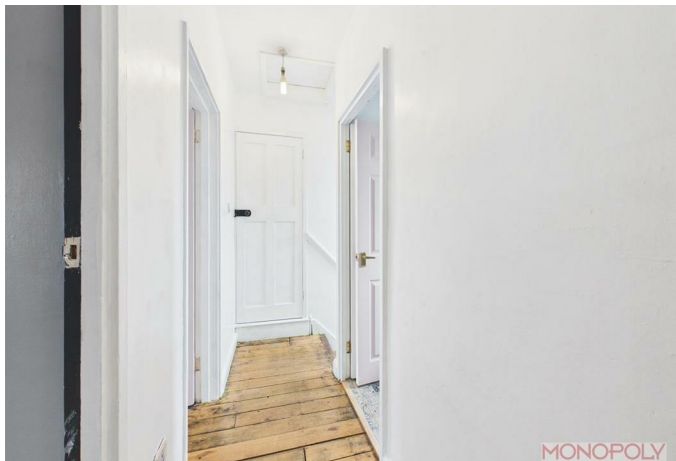
### Separate WC

UPVC double glazed frosted window to the side elevation, low-level WC, tiled floor and ceiling light point.

### Garage/Workshop

Detached with the main property with additional side access door, window, power and lighting.





### Outside

Situated on a private road, the property is approached via a driveway finished with a combination of paving and decorative stone, complemented by established shrubs and planting. There is a useful timber bike storage shed to the side along with timber gates providing access to the rear garden. The rear garden has been thoughtfully landscaped and features a variety of established shrubs, flowers and trees, including a fig tree. A mix of paved patio and decking areas provide ideal spaces for outdoor seating and entertaining, while additional features include a garden pond, raised vegetable growing beds and a timber pergola with attractive trailing greenery. Mature hedging to the boundaries offers a good degree of privacy and enclosure.

### Additional Information

The windows have all been replaced along with new doors. The property had a new roof last year. The boiler was last updated 10 years ago and has been serviced regularly. The wood burner has been serviced every year.

### 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.









**Approximate total area<sup>(1)</sup>**  
1026 ft<sup>2</sup>  
95.4 m<sup>2</sup>

**Reduced headroom**  
8 ft<sup>2</sup>  
0.7 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

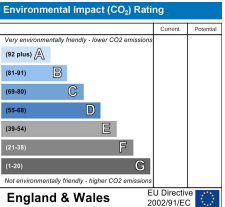
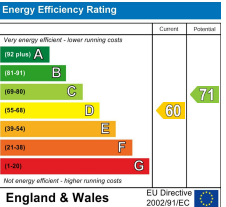
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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England & Wales EU Directive 2002/91/EC

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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)

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