



48

Wrexham | LL13 9EH

£144,995

MONOPOLY®  
BUY ■ SELL ■ RENT

MONOPOLY

48

Wrexham | LL13 9EH

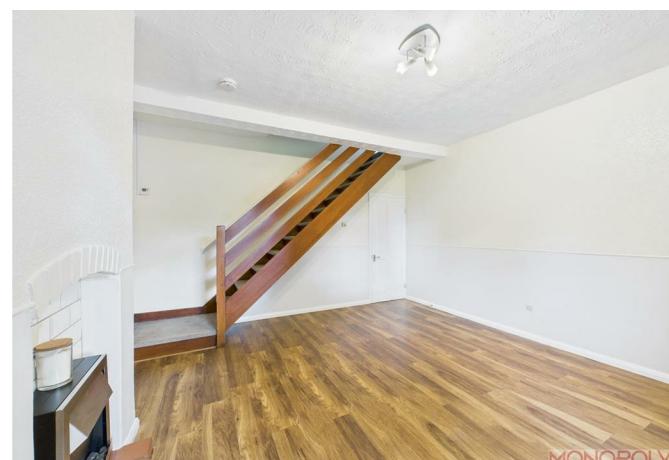
Situated in the popular residential area of Dean Road, this two bedroom terrace presents an ideal opportunity for an investor, first time buyer or small family.

Downstairs, the property boasts an impressive lounge making it the heart of the home. The kitchen provides a great space for cooking enthusiasts or those looking for convenience. To the first floor, the well-proportioned bedrooms offer a comfortable living space and are complimented by the well appointed bathroom.

Outside, the property is approached by a communal driveway allowing ease and convenience for parking. There is an easily maintainable lawn to the front, while the rear consists of a courtyard.

Dean Road is located close to Wrexham city centre and there are numerous local amenities close to hand as well as local shops, schools and has excellent access to the A483 for commuting.

- WELL PRESENTED TWO-BEDROOM TERRACE
- SPACIOUS LOUNGE
- KITCHEN
- UPSTAIRS BATHROOM
- AMPLE PRINCIPAL BEDROOM
- DRIVEWAY AND FRONT LAWN
- REAR COURTYARD
- POPULAR AND CONVENIENT LOCATION
- NO CHAIN!



## **Entrance Porch**

With UPVC Double Glazed frosted door and side panel, carpet flooring, door to lounge.

## **Lounge**

Spacious lounge with electric fireplace, radiator, uPVC Double Glazed window to front, wood effect flooring, stairs rising to first floor, door into kitchen.

## **Kitchen**

Comprising a range of wall, draw and base units with complimentary work top over, 1.5 stainless steel sink unit, oven with extractor fan above, four ring gas hob, space for a washing machine/dishwasher, radiator, uPVC Double Glazed window to rear, door to rear courtyard.

## **First Floor Landing**

Access to loft, doors off to bedrooms and bathroom, carpet flooring.

## **Bedroom One**

UPVC Double Glazed window to front, radiator, laminate flooring.

## **Bedroom Two**

UPVC Double Glazed window to rear, radiator, laminate flooring.

## **Bathroom**

Three piece suite comprising low-level WC, wash hand basin set on a vanity storage unit and bath with electric shower over. UPVC Double Glazed window to rear, tiled floor, part tiled walls, radiator, storage cupboard housing boiler.

## **Outside**

To the front, the property is approached by a communal driveway and an easy to maintain strip of lawn.

To the front and rear there are communal paths for bin access etc, a door from the kitchen leads to the courtyard. There is a right of way access to the adjacent property for access to an old coal shed.(the second shed belongs to this property.

## **ADDITIONAL INFORMATION**

Please see the land registry for more details.

## **KEY FACTS FOR BUYERS**

Please see provided link for key buyer facts.

## **IMPORTANT INFORMATION**

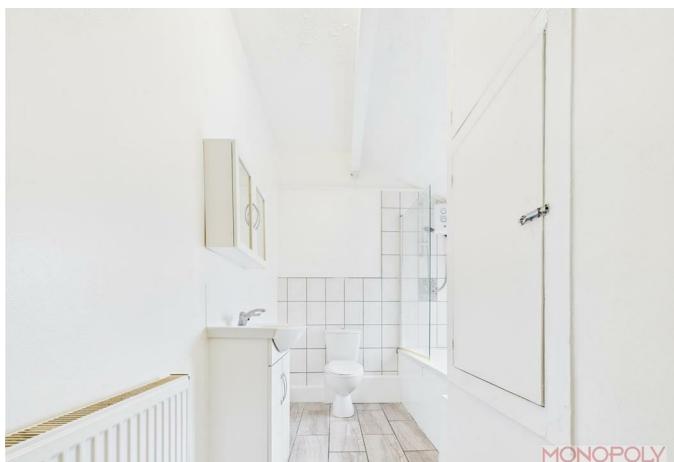
### **MONEY LAUNDERING REGULATIONS 2003**

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**

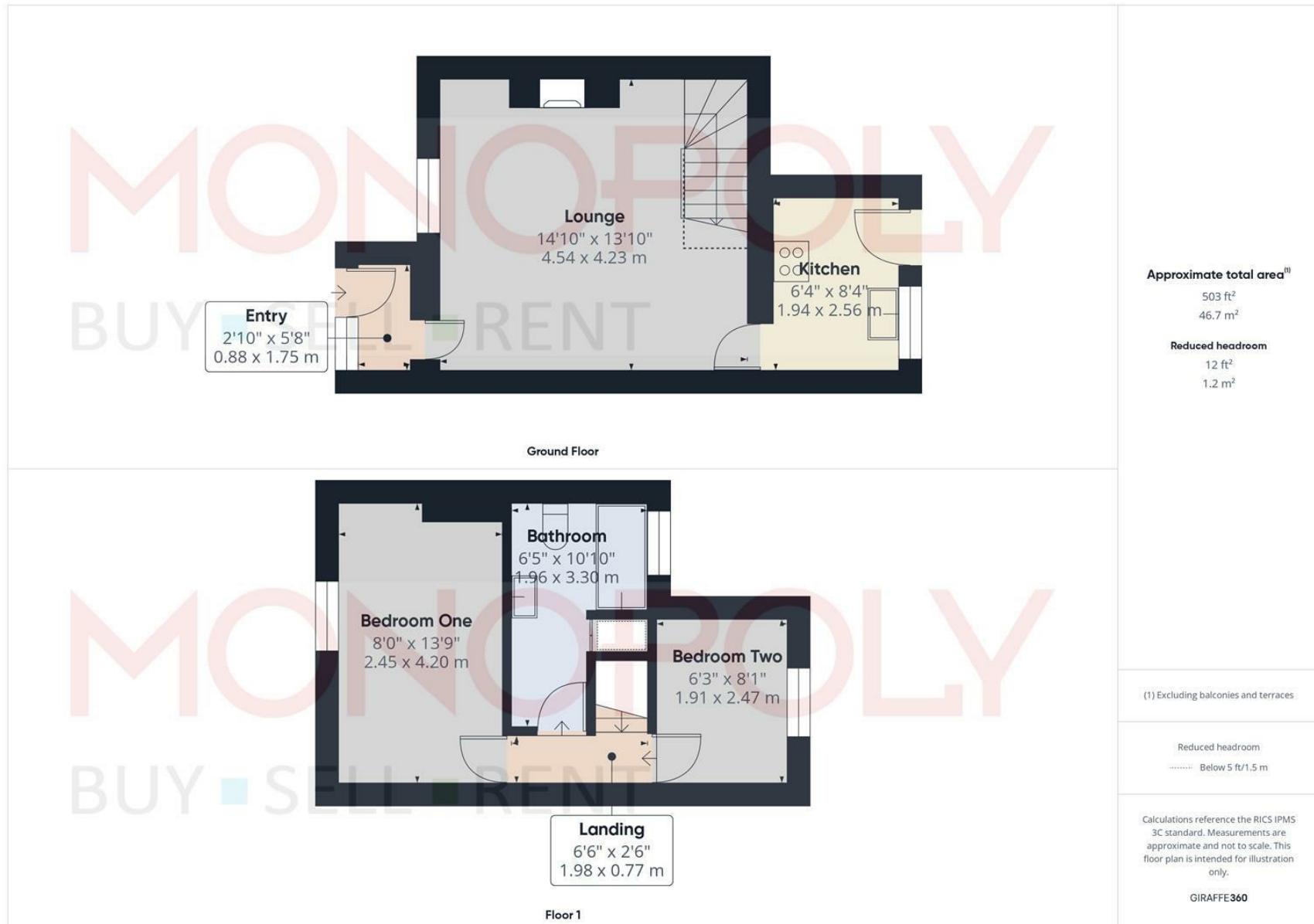
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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.





#### 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		89
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	



MONOPOLY



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