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Wrexham | LL12 7BL

Offers In Excess Of £240,000

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# 26

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A beautifully presented 3 bedroom semi-detached property located on the outskirts of Wrexham city centre. The property has been refurbished throughout to a high standard by the current owners, offering a superbly appointed kitchen and bathroom, attractive oak doors, brand new flooring throughout, as well as having a generous rear garden and a brick paved driveway to the front providing ample off road parking, all of which can only truly be appreciated when viewing this excellent family home. Located close to Wrexham city centre meaning there are a wealth of local amenities close to hand as well as excellent access to major road routes for commuting out of Wrexham. In brief the property comprises of; entrance hall, lounge and kitchen/dining room to the ground floor and 3 bedrooms and family bathroom to the first floor.

- A beautifully presented 3 bedroom semi-detached property
- Refurbished to a high standard
- Attractive and spacious kitchen/dining room
- Well appointed bathroom
- Generous rear garden
- Brick paved driveway providing ample off road parking
- Close to Wrexham city centre
- MUST BE VIEWED TO BE FULLY APPRECIATED





### Entrance Hall

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

### Lounge

Spacious and beautifully presented with a feature fire recess and thick timber mantel, double glazed window to the front, double glazed french doors off to the rear garden, carpeted flooring.

### Kitchen/Dining Room

A stunning kitchen/dining room, wonderfully appointed with an attractive fitted kitchen offering a comprehensive range of matching wall, drawer and base units, solid oak work surfaces with inset 1 1/4 sink and drainer central island with oak work top and units under, built in electric oven and grill, 4 ring electric hob with splash back and stainless steel extractor fan, integrated dishwasher, plumbing for a washing machine, space for a dryer, space for a large fridge/freezer, 2 double glazed windows, door off to the rear garden, wood effect flooring.

### First Floor Landing

With a double glazed window to the rear, carpeted flooring, 2 built in storage cupboards with one cupboard housing the gas combination boiler, access to the loft space, attractive oak doors into the bedrooms and bathroom.

### Bedroom 1

Spacious and well presented with 2 double glazed windows to the front, carpeted flooring.

### Bedroom 2

Again a good size bedroom with attractive feature panelled wall, double glazed window to the front, carpeted flooring.

### Bedroom 3

Well presented with a double glazed window to the rear, carpeted flooring.

### Bathroom

Superbly appointed with a modern suite comprising of a low level w.c with concealed cistern, wash hand basin with vanity unit under, bath with dual shower head thermostatic shower over, fully tiled walls, wood effect flooring.

### Rear Garden

To the rear is a generous and well maintained garden with a paved patio immediately adjacent to the rear of the property and leading on to a shaped lawn with concrete pathway leading to a further patio to the foot of the garden. There is also access to a large outside store and gated access opening to the front of the property.

### Front

To the front are cast iron gates opening to a good size brick paved driveway providing ample off road parking.

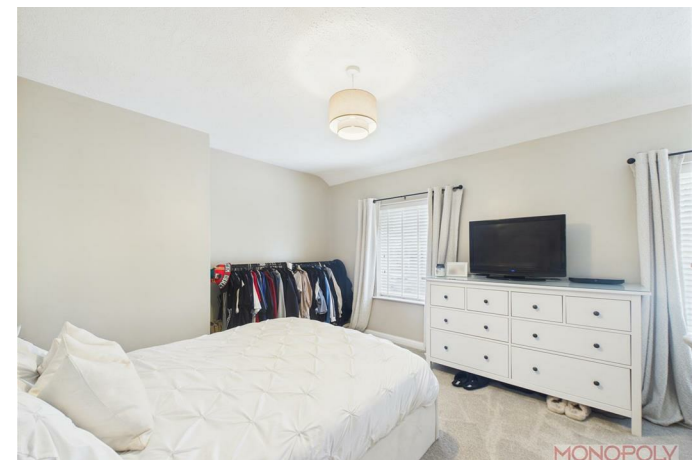
### Important Information

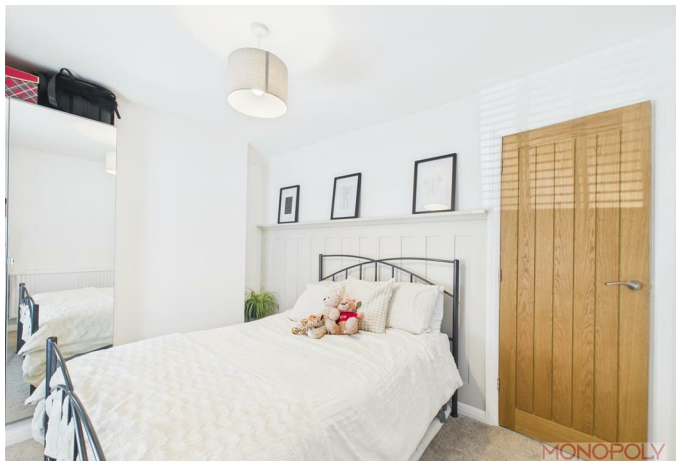
#### MONEY LAUNDERING REGULATIONS 2003

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.



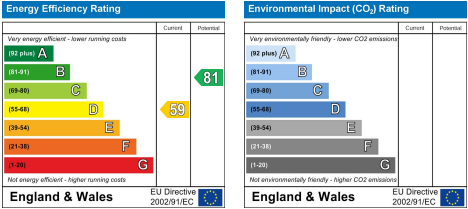








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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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