



17

Wrexham | | LL13 9GX

£300,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

MONOPOLY

BUY ■ SELL ■ RENT



17

Wrexham | | LL13 9GX

Situated within the highly sought-after Fairways development in Borras is this well-presented three bedroom detached family home, offered for sale with the added benefit of no onward chain. Occupying a pleasant cul-de-sac position, the property provides spacious and practical accommodation, ideal for modern family living. In brief, the accommodation comprises an entrance hallway, downstairs WC, open plan kitchen/dining room and a spacious living room, creating excellent space for both everyday living and entertaining. To the first floor, the landing leads to three bedrooms and a family bathroom, with the principal bedroom benefitting from en-suite shower facilities. Externally, the property enjoys gardens to the front and both sides, providing attractive outdoor space, alongside a paved patio area ideal for seating and outdoor dining. There is also a driveway providing off-road parking. Fairmount Road is situated within the ever-popular Fairways development in Borras, a highly regarded residential location particularly favoured by families due to its close proximity to a range of amenities including shops, well-regarded schools, medical centres, eateries and leisure facilities. Wrexham City Centre is just a short drive away, offering a wider selection of retail and entertainment options, while the nearby A483 provides excellent transport links to Chester, Oswestry and the wider North West, making the location ideal for commuters.

- THREE BEDROOM DETACHED HOME
- NO ONWARD CHAIN
- ENTRANCE HALLWAY
- OPEN PLAN KITCHEN/DINING
- LIVING ROOM
- DOWNSTAIRS WC
- PRINCIPAL BEDROOM WITH EN-SUITE
- FAMILY BATHROOM
- LANDSCAPED GARDENS AND DRIVEWAY
- SOUGHT AFTER RESIDENTIAL LOCATION ON THE FAIRWAYS, BORRAS



Entrance Hallway

Door leads into entrance hallway with stairs to first floor, wooden laminate flooring, radiator, ceiling light point, doors to kitchen/dining, living room and downstairs WC.

Open Plan Kitchen/Dining Area

Housing a range of wall, drawer and base units with work surface, incorporating a stainless steel sink unit with mixer tap over. Integrated electric oven, hob, and extractor over. Space for further appliances including a utility area with work surface. Wall mounted boiler, vinyl flooring, two ceiling light points, under-stairs storage cupboard, two uPVC double glazed windows to the side and door to rear.

Living Room

UPVC double glazed windows to the front and sliding door to side garden area. Fireplace with surround, radiator, wooden laminate flooring, ceiling light and radiator.

Downstairs WC

Two piece suite comprising low-level WC and wash hand basin. Wooden laminate flooring, ceiling light point, radiator and uPVC double glazed frosted window to the front.

Landing Area

UPVC double glazed window to rear, access to loft, ceiling light point, radiator and doors to bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front. Ceiling light point, radiator and door into en-suite.

En-suite

Three piece suite comprising low-level WC, wash hand basin and enclosed shower cubical. Shave point, radiator, ceiling light and frosted window to front.

Bedroom two

Two uPVC double glazed windows to the front and side. Cupboard housing hot water cylinder, ceiling light point, carpeted flooring and radiator.

Bedroom Three

UPVC double glazed window to the side. Carpeted flooring, ceiling light point and radiator.

Family Bathroom

Three piece suite comprising low-level WC, wash hand basin and panelled bath with shower over. Radiator, extractor, ceiling light point and uPVC double glazed window to the side.

Outside

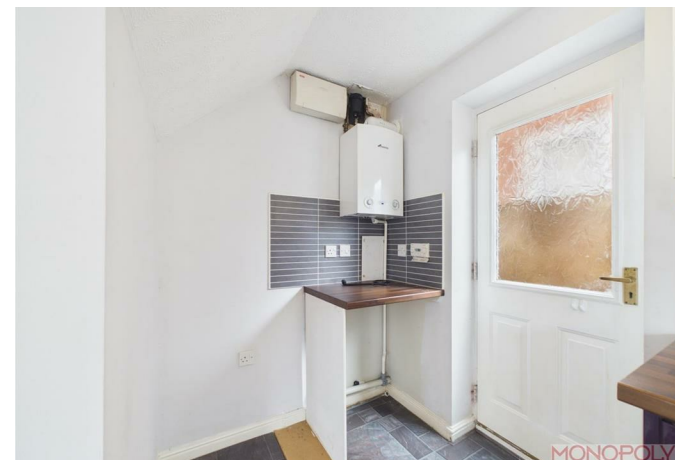
The property is set on a corner plot with a driveway for one vehicle to the front along with a lawned garden which extends around to the right side of the home. A timber gate provides access to the main garden area which is laid to the left side of the home. There is a paved patio area for seating, lawned garden, established trees, fencing to the boundary and pathway leading to the rear of the property. additionally there is fencing to the boundary for security and privacy along with lighting and an outside tap. The home is fitted with a security alarm.

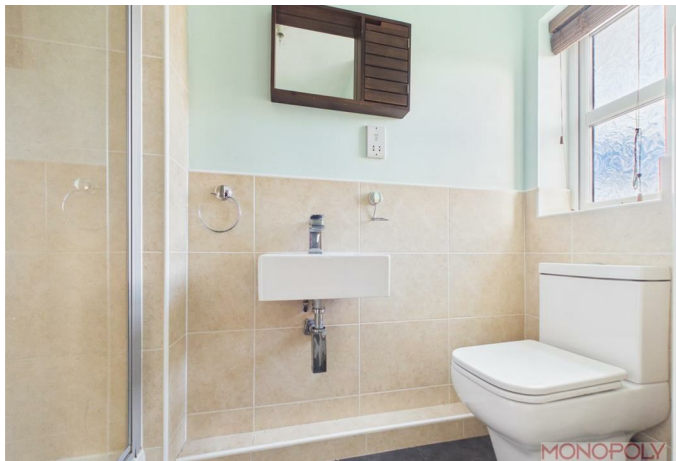
Important Information

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.





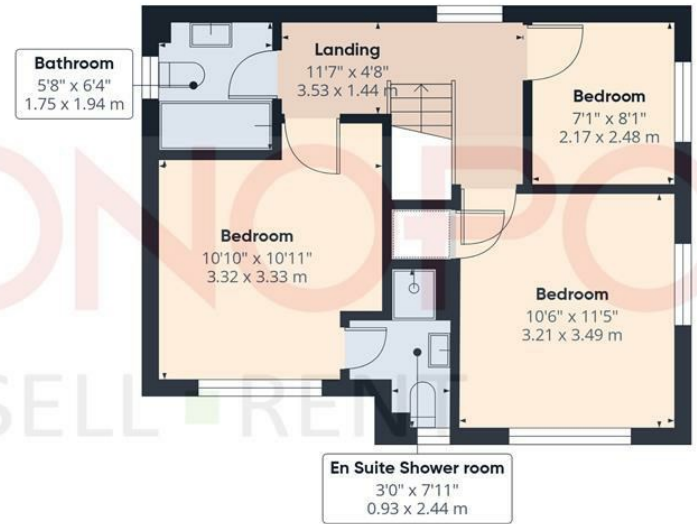


MONEY LAUNDERING REGULATIONS 2003
 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
 THE PROPERTY MISDESCRIPTIONS ACT 1991

BUY ■ SELL ■ RENT



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 882 ft²
 81.8 m²

(1) Excluding balconies and terraces

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

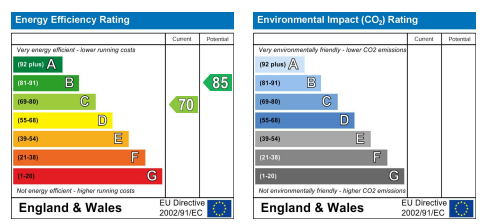
GIRAFFE360

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.



Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY[®]
BUY ■ SELL ■ RENT