



23

Wrexham | LL11 2ST

Offers In Excess Of £250,000

MONOPOLY
BUY ■ SELL ■ RENT

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"VIEWING IS HIGHLY RECOMMENDED"

This BEAUTIFULLY presented Cottage which stands in a good sized gardens and is Ideally situated on this popular tree-lined road which is ideally situated within the SOUGHT AFTER Garden Village only a short walk away from highly regarded primary schooling, shops and transport links. The property is attractively approached by a good sized driveway with off road parking for 3-4 vehicles. The property is both light and spacious and has been Modernised to a very high standard with accommodation which comprises in brief; Entrance Hall, Attractive Modern fitted Kitchen, with door walk through to Spacious Living Room and Dining/ Family room and to the first floor are Two double Bedrooms and a STUNNING Family Bathroom with a stand alone bath. The property is warmed by gas fired central heating via a combi boiler with UPVC Double glazed windows. The rear Garden is quite a feature being both private and good sized, with off road parking and detached garage.

Located in the very desirable Garden Village area of Wrexham, with its excellent bus transport links, range of local shops and good primary school.

- BEAUTIFULLY PRESENTED TWO BEDROOM
- RECENTLY MODERNISED COTTAGE
- STUNNING PROPERTY
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- STUNNING KITCHEN
- SPECTACULAR BATHROOM
- SOUGHT AFTER LOCATION



MONOPOLY



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ACCOMMODATION TO THE GROUND FLOOR

The property is accessed via a Feature Composite double glazed door which leads into the entrance hallway.

ENTRANCE HALLWAY

with tiled floor, staircase rising off to the first floor accommodation, door to Kitchen/ Breakfast room.

KITCHEN/BREAKFAST ROOM

18'6" x 9'6" (5.662m x 2.907m)

Beautifully presented and modern kitchen comprising of a good range of wall and base cupboards with complementary worktop surfaces incorporating one and half bowl sink unit with mixer tap, Five ring Rangemaster cooker, Breakfast bar, stainless steel canopy extractor hood, modern vertical radiator, tiled floor, spotlights to the ceiling, Integral Fridge / Freezer, built in washing machine, Instant Boiling water tap, brick style tiled splashbacks, UPVC Double glazed window to the rear, understairs cupboard, walk through to the lounge and dining/garden room, x

LOUNGE

15'9" x 10'2" (4.825m x 3.100m)

Stunning room comprising of a UPVC Double glazed window to the front elevation, with Antique style radiator beneath, Feature wood block flooring, Inglenook fireplace with multifuel burner inset, spotlights to the ceiling,

DINING/ FAMILY ROOM

13'3" x 6'8" (4.061m x 2.057m)

With UPVC Double glazed French Style doors with matching side windows opening to the rear garden, Spotlights to the ceiling, modern vertical radiator, UPVC Double glazed door to the rear,

FIRST FLOOR LANDING

With access to the loft space which is boarded and insulated, UPVC Double glazed frosted window to the rear elevation,

MAIN BEDROOM

15'9" x 10'4" (4.801m x 3.157m)

Beautifully presented room comprising of a UPVC Double glazed window to the rear with antique style radiator, spotlights to the ceiling, built in wardrobes, recessed fireplace.

BEDROOM TWO

13'5" x 9'4" (4.09m x 2.86m)

UPVC Double glazed window to the front, with Antique style radiator beneath, built in wardrobe, spotlights to the ceiling.

FAMILY BATHROOM

Stunning room with stand alone bath with shower attachment, dual shower cubicle, with rainforest shower head over, tiled floor, wash hand basin set in a vanity unit, modern vertical radiator, UPVC Double glazed and frosted window to the rear, spotlights to the ceiling

OUTSIDE TO THE FRONT

Pretty garden to the front comprising of a paved central pathway, with gardens laid to lawn either side with borders housing mature bushes and trees, the path extends to the right hand side and gives access via shared walk through to the rear via a shared walkway.

OUTSIDE TO THE REAR

Fabulous and large garden to the rear with stunning paved patio area which in turn leads to the garden which is laid to lawn. There is an access from the rear which leads to the driveway for the property which offers off road parking and a detached garage.





To the boundaries they are a mixture of panel enclosed fencing and mature hedges.
There is also an outside W.C., outdoor electric socket, outside tap

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.

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 PETE on 07907 419605 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

KEY FACTS FOR BUYERS

Please see Key Facts for buyers in Web Link.



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Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs	(92 plus) A		86
(81-91) B			
(69-80) C			67
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Provision
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			

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