



17

Wrexham | | LL11 1EF

£270,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

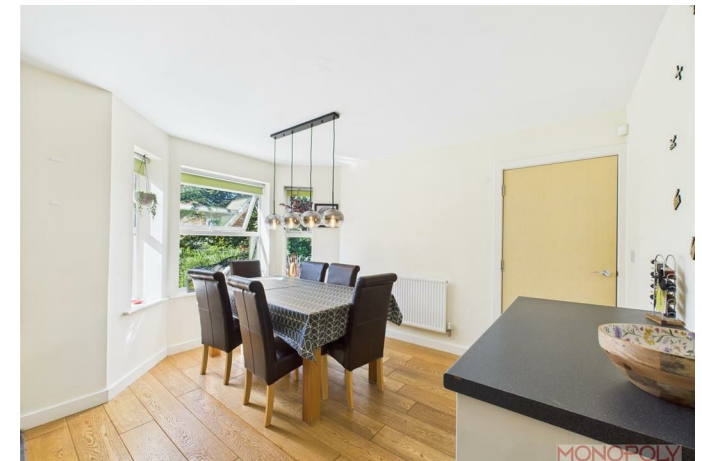
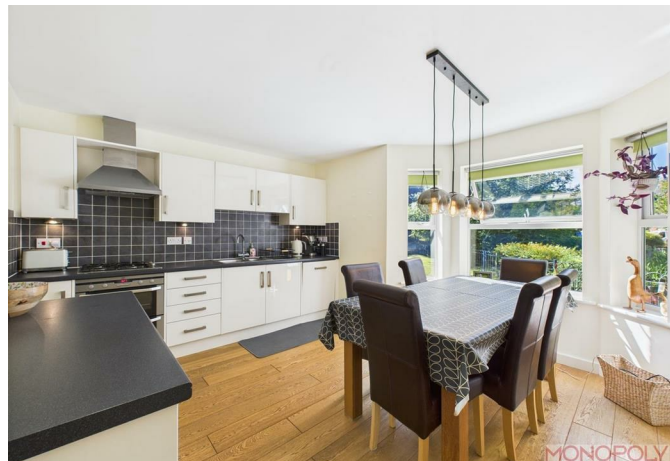
MONOPOLY

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Nestled on Grosvenor Gardens in Wrexham, this delightful end town house offers a perfect blend of space and comfort. With a generous 1,560 square feet of living area, this property is ideal for families seeking a welcoming home. Boasting four well-proportioned bedrooms, this house provides ample room for relaxation and privacy. The layout of the home is thoughtfully arranged, allowing for both communal living and personal space. The end town house position grants additional light and a sense of openness, enhancing the overall atmosphere of the property. The surrounding area is known for its friendly community and convenient access to local amenities, making it an excellent choice for those looking to settle in Wrexham. Whether you are entertaining guests in the spacious living areas or enjoying quiet family evenings, this home is sure to meet your needs. With its appealing location and generous living space, this property in Grosvenor Gardens is a wonderful opportunity for anyone looking to make a new home.

- A FOUR BEDROOM, THREE STOREY TOWNHOUSE
- SITUATED IN A PEACEFUL YET CONVENIENT CUL DE SAC LOCATION
- LIVING ROOM WITH FRENCH DOORS TO REAR GARDEN
- KITCHEN/DINER
- UTILITY & DOWNSTAIRS WC
- TWO BATHROOMS
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING & GARAGE



Location

Grosvenor Gardens is well-connected to local amenities, schools, and retail facilities, making it a wonderful place to call home. The surrounding area offers a variety of recreational activities, ensuring that there is always something to do. The property is situated close to the STok Cae Ras home of Wrexham AFC, Wrexham University and Total Fitness gym. The property is within walking distance of the city centre, Wrexham general train station and King Street Bus Station.

Entrance Hall

Stairs rising to the first floor, doors to living room, kitchen, wc and understairs cupboard. Part glazed entrance door, entrance matting.

Living Room

Timber flooring, French style doors to rear garden.

Kitchen/Diner

Bay window to front that provides a good degree of natural light, overlooking a pleasant communal green space with wildlife pond. Fitted range of wall and base units, complementary worktops, stainless steel sink/drainers, mixer tap, gas hob, extractor, oven and grill, microwave, dishwasher, door to utility, timber flooring.

Utility

Fitted range of wall and base units, complementary worktops, stainless sink/drainers, space for washing machine, integral fridge/freezer, tiled floor, extractor.

WC

With toilet, hand wash basin, window to side, tiled floor, wall mounted Worcester gas boiler.

First Floor Landing

Stairs rising to second floor, doors to two bedrooms, window to side, carpet.

Bedroom One

Generous principal bedroom with two windows to rear, carpet, fitted wardrobes, door to en suite bathroom.

En Suite

Panel bath with shower over, shower screen, wc, hand wash basin, tiled floor, tiled splashback, extractor.

Bedroom Two

Double bedroom with two windows to front, carpet.

Second Floor Landing

Carpet, window to side, doors to two bedrooms.

Bedroom Three

Spacious double bedroom with two windows to rear, carpet and door to Jack and Jill shower room.

Shower Room

Jack and Jill style with access from both second floor bedrooms. Shower enclosure, hand wash basin, wc, tiled floor and walls, extractor, mirrored bathroom cabinet.

Bedroom Four

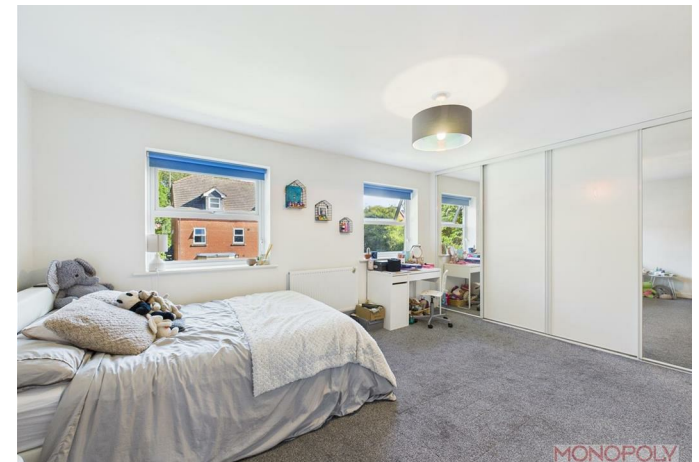
Carpet, window to front, sloped ceiling.

Outside

Rear garden with paving adjacent house, leading to a paved patio and access gate, artificial grass, timber garden store, enclosed with fencing, outdoor power socket.

Garage & Parking

Single garage with power, lighting, up and over vehicle door, pedestrian door to side. One parking space in front of garage.





Additional Information

Approx £400 per year estate service charge, freehold, upvc double glazed windows, gas central heating.

Important Information

*Material Information interactive report available in video tour and brochure sections.
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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 01978 800186 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



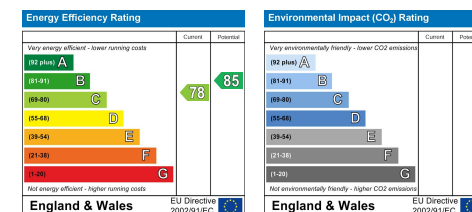


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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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