



9

Wrexham | | LL12 7YN

£199,950

**MONOPOLY**  
BUY ■ SELL ■ RENT

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Located in the SOUGHT AFTER area of Derwent Crescent, Wrexham, this stunning two-bedroom semi-detached house offers a perfect blend of comfort and style. Upon entering, you are welcomed into a spacious reception room that provides an inviting atmosphere for both relaxation and entertaining. The property boasts a fabulous kitchen, ideal for those who enjoy cooking and hosting gatherings.

The two well-proportioned bedrooms are designed to provide a restful retreat, while the modern bathroom ensures convenience for daily living. One of the standout features of this home is the fantastic garden to the rear, which presents an excellent opportunity for outdoor enjoyment, whether it be for gardening, play, or simply unwinding in the fresh air.

For those with vehicles, the property offers off-road parking for two vehicles, adding to the convenience of this lovely home. Additionally, the inclusion of a bar or games room enhances the appeal, making it a perfect space for socialising with friends and family.

Situated in a sought-after area, this semi-detached house is not just a home but a lifestyle choice, offering a wonderful community feel while being close to local amenities. This property is an excellent opportunity for first-time buyers, small families, or anyone looking to downsize without compromising on quality. Do not miss the chance to make this charming house your new home.

- TWO BEDROOM
- DETACHED HOUSE
- SOUGHT AFTER LOCATION
- LARGE GARDEN TO THE REAR
- GAS CENTRAL HEATING
- VIEING HIGHLY RECOMMENDED
- UPVC DOUBLE GLAZING
- BAR/ GARDEN ROOM



## ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed door with matching frosted side windows, giving access to the entrance hallway.

### ENTRANCE HALLWAY

With UPVC Double glazed window to the front, tiled floor, door to the lounge.

### LOUNGE

15'10" x 11'3" (4.83m x 3.45m)

Lovely and light room comprising of a UPVC Double glazed window to the front, laminate flooring, Radiator, Television aerial point.

### INNER HALLWAY

With staircase rising off to the first floor accommodation with storage cupboard beneath, Radiator, UPVC Double glazed door to the rear, tiled floor.

### KITCHEN/ DINER

11'2" x 9'6" (3.42m x 2.91m)

Comprising of a range of fitted woodgrain effect shaker style units, with complementary worktop surfaces including a single drainer one-and-a-half-bowl stainless steel sink unit with mixer tap, built in Four ring gas hob, electric oven/grill with a canopy extractor hood above, Integrated fridge and freezer, Brick style tiled splashbacks, UPVC Double glazed window to the rear, Cupboard housing gas central heating boiler.

### FIRST FLOOR LANDING

With access to the loft space which is part boarded, radiator, doors off to bedrooms and bathroom.

### BEDROOM ONE

13'11" x 10'2" (4.25m x 3.12m)

With UPVC Double glazed window to the front with radiator beneath, full depth range of fitted wardrobes, with feature wood panelled wall, airing cupboard, carpeted flooring. One wall timber panelled. Radiator. Two built-in cupboards.

### BEDROOM TWO

10'4" x 9'6" (3.15m x 2.90m)

With UPVC Double glazed window to the rear with double panel radiator beneath, built in wardrobes, carpeted flooring

### BATHROOM

6'3" x 5'7" (1.91m x 1.72m)

Comprising of a shower cubicle with sliding door, with shelving to the right hand side, pedestal wash hand basin, low level w.c., tiled flooring UPVC Double glazed and frosted window to the rear, half height tiled walls.

### BAR/GARDEN ROOM

19'11" x 9'3" (6.09m x 2.83m)

Stunning bar/ games room, comprising of bar and work top unit, with door to the side.

### OUTSIDE W.C

With low level w.c., tiled floor, UPVC Double glazed frosted window to the rear.

## OUTSIDE TO THE FRONT

At the front there is a gravelled driveway offering off road parking for two to three vehicles.

## OUTSIDE TO THE REAR

Beautiful garden to the rear where there is a paved patio/ sitting area leading to a further decked sitting area, leading onto a predominantly lawned rear garden with central paved pathway to the timber SHED. The rear garden has been made private with panel enclosed fencing and enjoys a sunny southerly aspect. Outside tap and two outside lights.

## 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.

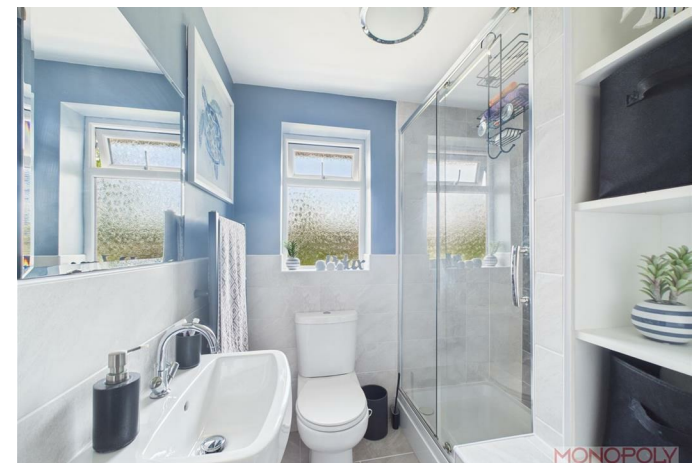
## MORTGAGES

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.

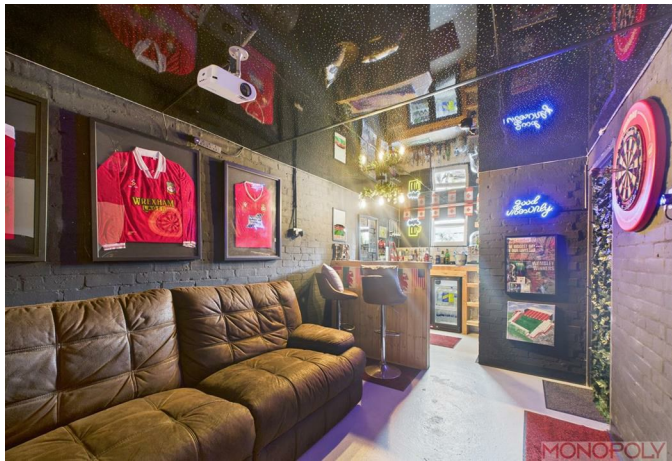
Please remember that you should not borrow more than you can safely afford.  
Your home maybe repossessed if you do not keep up repayments on your mortgage

## ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.









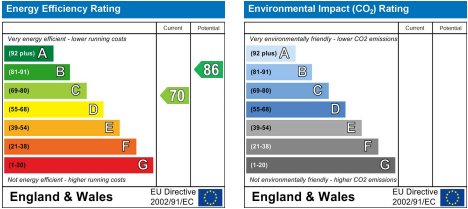


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