



Mile Barn Road, Wrexham LL13 9JY Offers In Excess Of £150,000

An excellent opportunity to purchase a 2 bedroom semi-detached bungalow situated within a popular residential location on the outskirts of Wrexham town centre. The property benefits from having a conservatory to the rear and a good size rear garden. Situated within the borras park area of Wrexham there are a wealth of amenities close to hand including various local shops, primary school as well as having good access to the A483 and Wrexham Industrial Estate. In brief the property comprises of; hallway, lounge, kitchen, 2 bedrooms, conservatory and a bathroom.

- An excellent 2 bedroom semi-detached bungalow
- Good size rear garden
- Popular residential location
- Conservatory
- Single Garage
- NO CHAIN



Hallway

With wood effect flooring, door to a cupboard housing the wall mounted gas combination boiler, door to a storage cupboard, access to the loft space.

Lounge

5.41m x 3.19m (17'8" x 10'5")

With wood effect flooring, sliding doors off to the conservatory.

Conservatory

2.88m x 2.21m (9'5" x 7'3")

With uPVC double glazed windows, double glazed sliding doors off to the rear garden.

Kitchen

2.95m x 2.40m (9'8" x 7'10")

Fitted with a range of matching wall, drawer and base units, working surface with inset 1 1/4 stainless steel and drainer, built in electric double oven, 4 ring electric hob, stainless steel extractor fan, integrated dishwasher and refrigerator, plumbing for a washing machine, double glazed window.

Bedroom 1

3.64m x 3.18m (11'11" x 10'5")

With a double glazed window to the front, wood effect flooring.

Bedroom 2

2.95m x 2.59m (9'8" x 8'5")

With a double glazed window to the front, wood effect flooring.

Bathroom

2.01m x 1.67m (6'7" x 5'5")

Fitted with a suite comprising of a low level w.c, pedestal wash hand basin, bath, fully tiled walls, double glazed window.

Rear Garden

To the rear is a paved patio leading on to a lawned garden with steps to a further raised area at the foot of the garden. there is also access to the single garage.

Front

To the front is a lawn garden and concrete driveway leading to a single garage with up and over door.



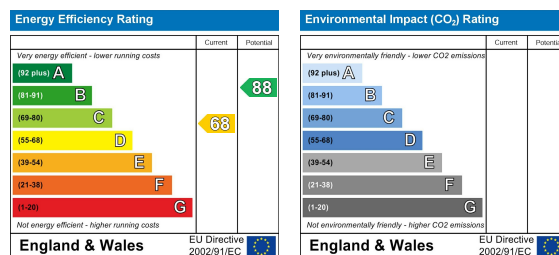




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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

