

Town & Country

Estate & Letting Agents

Eldon Grove, Wrexham

£235,000



An excellent opportunity to purchase this three bedroom detached property situated in a popular residential area, with close access to Wrexham town. The property comprises; entrance hall, lounge, dining room and kitchen on the ground floor, with three bedrooms and bathroom on the first floor. Externally is a single garage and driveway to front providing ample off road parking, with lawned gardens to both front and rear, along with outbuildings. Viewings are highly recommended!

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Location

The property is situated in the popular village location of Rhostyllen, being situated approximately a mile from Wrexham town centre and half a mile from junction 3 of the A483 at Croesfoel, where there is a dual carriageway to Chester. The village offers a wide range of amenities.



Entrance

The property is entered through a single glazed timber panelled door to front opening to the entrance hall. Stairs to first floor. Storage cupboard below. Radiator. Internal doors to:



Lounge

15'8 x 11'6

Featuring an electric fire. Double glazed bay window to front. Radiator. Opening to the dining room.

Dining Room

9'4 x 8'5

Double glazed window to rear. Radiator.



Kitchen

8'2 x 7'6

Fitted with a range of wall, base and drawer units with complimentary work surfaces. Stainless steel sink unit and drainer. Space for a cooker. Space and plumbing for a washing machine. Partially tiled walls. Double glazed window to side. Glazed door opening to rear hallway. Radiator.



Hallway

Quarry tiled flooring. Double glazed window to side. UPVC double glazed door to rear.

Landing

Loft access. Double glazed window to side. Doors to:



Bedroom One

13'3 x 9'8

A range of fitted wardrobes with a base cabinet and luggage cupboards above. Double glazed bay window to front. Radiator.



Bedroom Two

10'4 x 10'2

Double glazed window to rear. Radiator.

Bedroom Three

7'6 x 6'7

Double glazed window to front. Radiator.



Bathroom

7'1 x 6'2

Low level W/C. Pedestal wash hand basin. Panel enclosed bath with shower attachment over. Built-in cupboard housing a gas combination boiler. Fully tiled walls. Double glazed window to rear. Radiator.

Garage

A single detached garage with an up and over garage door, power and light with a timber framed single glazed window to the rear.



Outside

The property is approached through double iron gates opening to driveway, leading to a single garage and the rear garden. To the front of the property is a lawn garden with a shrugged central bed and borders. The rear garden is predominantly laid to lawn with shrub beds and borders, and outside light enclosed by a combination of hedging and wire fencing with concrete posts. There are also two brick outbuildings.



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Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact the office and one of the team will assist you further.

Services

The agents have not tested any of the appliances listed in the particulars.

Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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