

Town & Country

Estate & Letting Agents

Railway Terrace, Wrexham

£125,000



Being originally built in 1899, a very well presented two bedroom end-of-terrace property situated at the heart of a popular village. The property itself is approached via a footpath off Chapel Street, which leads along the front of Railway Terrace where the subject property is the last of the terrace homes on the left-hand side. The property comprises; lounge, dining room and kitchen on the ground floor, with two bedrooms and bathroom on the first floor. Externally is a low maintenance garden to rear, with timber shed. Viewings are highly recommended!

Imperial Buildings, King Street, Wrexham, LL11 1HE
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Location

The property is situated in Rhosymedre, being on the fringe of the picturesque Dee Valley with the larger towns of Wrexham & Llangollen only being a short drive away. Local amenities include Ty Mawr Country Park, Primary Schools, Medical Centre and a variety of shops.

Entrance

The property is entered via a double glazed UPVC door to front, opening to the lounge.



Lounge

12'2 x 11'10

Electric fire set within a feature surround. Timber laminate flooring. Double glazed window to front. Radiator. Door to dining room.



Dining Room

13'8 x 12'2

Cast-iron wood burner set on a ceramic tiled hearth with an Adam style surround. Timber laminate flooring. Stairs to the first floor. UPVC double glazed French doors to rear. Radiator.



Kitchen

9'2 x 5'7

Fitted with a range of white gloss wall, base and drawer units with complimentary work surfaces. Stainless steel sink unit. Integrated stainless steel oven and microwave, electric hob and extractor hood above. Integrated fridge-freezer. Plumbing for a washing machine. Partially tiled walls. Double glazed window to side.

Landing

Loft access. Doors to:



Bedroom One

12'2 x 11'6

Double glazed window to front. Radiator.



Bedroom Two

9'7 x 9'1

Built-in cupboard. Double glazed window to rear. Radiator.



Bathroom

8'7 x 5'10

Low level W/C. Pedestal wash hand basin. Japanese style bath with mixer tap. Oversized shower enclosure with thermostatic shower. Column style radiator with integrated chrome towel rail. Tiled walls. Opaque window to side.



Outside

With timber gated side access leading to a low maintenance courtyard to rear, enclosed by fence panels with a corner timber seat and timber store shed along with an external light.

Viewings (Wrexham)

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

To Make an Offer (Wrexham)

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

Services (Wrexham)

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

Mortgage Advice (Wrexham)

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.

Hours of Business (Wrexham)

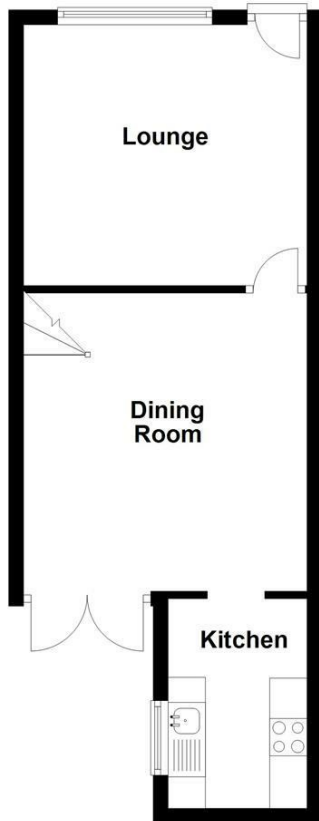
Monday to Friday - 8:30am - 5:30pm

Saturday - 9:00am - 4:00pm

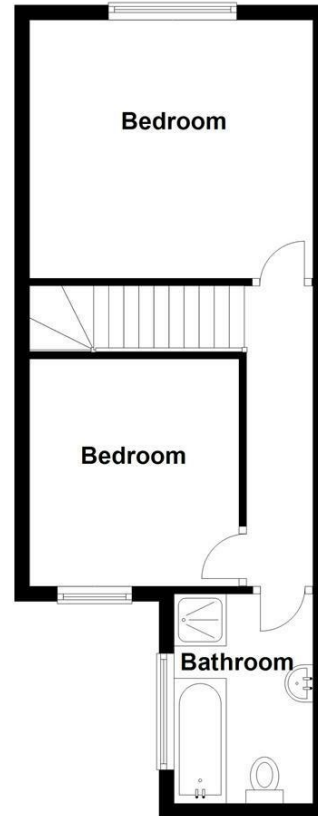
Additional Information (Wrexham)

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.

Ground Floor
 Approx. 34.3 sq. metres (369.3 sq. feet)



First Floor
 Approx. 34.3 sq. metres (369.3 sq. feet)



Total area: approx. 68.6 sq. metres (738.5 sq. feet)

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			87
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	