

Town & Country

Estate & Letting Agents

Bryn Gwenfro,

No Onward Chain £169,950



An excellent opportunity to purchase a three bedroom semi-detached ideal family home situated in a popular village location. The property comprises; entrance hall, lounge/diner, and kitchen on the ground floor, with three bedrooms and bathroom on the first floor. Externally is an easy maintenance gravelled garden to front, with split level rear garden. Viewings come highly recommended!

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

Entrance Hall

UPVC double glazed door to front entrance hall. Storage cupboard. Tiled flooring. Stairs to the first floor. Doors off to:



Lounge/Diner

19'6" x 11'2"

Inset log burner. Storage cupboards and fitted bookcase. Wood laminate flooring. Ample space for dining table and chairs. Double glazed window to front x2. Double glazed window to rear. Patio doors to rear garden.



Kitchen

8'0" x 8'5"

A recently fitted kitchen with a range of modern base and wall units with complementary working surfaces and incorporating a single drainer sink unit. Integrated oven and hob with extractor fan over. Plumbing for washing machine and integrated dishwasher. Integrated fridge freezer. Integrated microwave.. Tiled flooring leading to hall. Understairs storage with vent for tumble dryer. Double glazed window to the rear. Door to the side leading to living room.



Landing

Loft access which has a metal ladder installed at point of entry. Doors to:



Bedroom One

12'8" x 8'7"

Chimney breast boarded to fit television with sockets behind. Double glazed window to front. Radiator.



Bedroom Two

12'6" x 8'5"

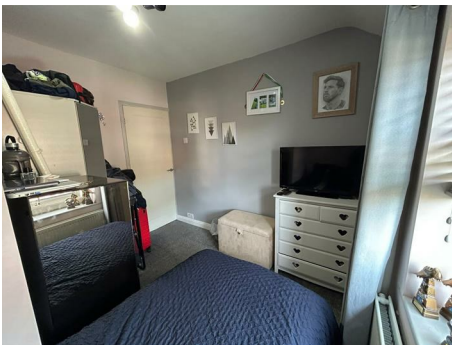
Double glazed window to rear. Radiator.



Bedroom Three

9'7" x 9'1"

Double glazed window to front. Radiator.



Bathroom

Low level W/C. Wash hand basin with fitted cupboard. Panel enclosed bath. Shower cubicle with electric shower. Part tiled walls. Double glazed window to rear. Radiator.



Outside

The front garden area is gravelled for ease of maintenance with raised borders. A pathway leads to the rear garden via a handmade metal lockable gate..

The split level rear garden is predominantly grey patterned concrete. Wooden steps lead down to lower area which has astro turf and more patterned concrete. 10ft wooden shed. Gravel borders make this the ultimate maintenance free garden.



Viewings

STRICTLY BY PRIOR APPOINTMENT WITH TOWN & COUNTRY I.E.A. ON WREXHAM 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 the appliances listed in the particulars.

Mortgage advice

Town and Country Property Services 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.

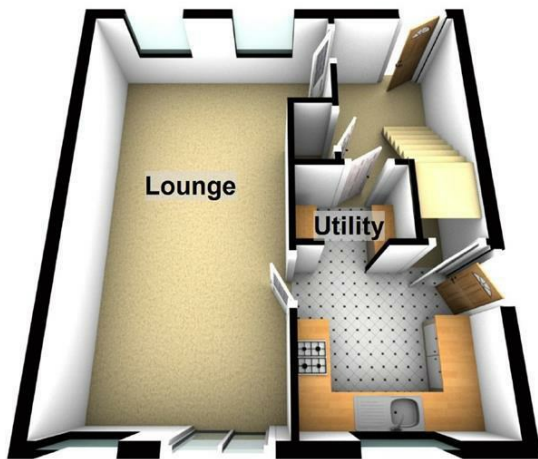
Hours of business

Monday to Friday - 8.30 am - 5.30 pm
Saturday - 9.00 am - 4.00 pm

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.

Ground Floor



First Floor



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 most 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			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 