

Town & Country

Estate & Letting Agents

Church Street, Wrexham

No Onward Chain £265,000



A stunning three bedroom detached home offering easy access to Wrexham, Llangollen and many local amenities. The property, benefitting from UPVC double glazed windows and solid fuel heating comprises; entrance hall, a spacious lounge/diner, a good sized kitchen/breakfast room on the ground floor, with three bedrooms and bathroom on the first floor. Externally the property is accessed through double iron gates opening to ample off-road parking in front of a single garage. Additionally there is an outside store with a low maintenance garden being predominantly paved situated in front. This property is available for the benefit of no onward chain and viewings come highly recommended!

Imperial Buildings, King Street, Wrexham, LL11 1HE
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TEL: 01978 291345

Entrance

7'5 x 5'5

The property is entered via a double glazed door to front opening to the entrance hall. Ceramic tiled flooring. Double glazed window to front. Doors to:



Lounge/Diner

25'0 x 15'2

Featuring an inglenook fireplace with exposed beams with a cast iron log burner inset upon a quarry tiled hearth which also acts as the main heating system for the property (back boiler). Stairs to first floor. Oak flooring. Double glazed window to front x2. Double glazed window to side. Radiator x2.



Kitchen/Breakfast Room

15'9 x 13'3

Fitted with a range of wall, base and drawer units with complementary work surfaces. Stainless steel sink and drainer with mixer tap and splashback tiling. Quarry tiled flooring. Ample space for white goods. Ample space for dining table and chairs. Double glazed window to front and to rear. Radiator. UPVC double glazed door to rear.

Landing

Double glazed window to side. Double glazed window to rear. Radiator x2. Doors to:

Bedroom One

11'8 x 11'4

Timber laminate flooring. Double glazed window to front and to side. Radiator.



Bedroom Two

12'1 x 10'6

A range of bedroom units. Timber laminate flooring. Double glazed window to front. Radiator.



Bedroom Three

10'4 x 10'1

Airing cupboard. Timber laminate flooring. Double glazed window to front. Radiator.



Bathroom

13'2 x 4'5

Low level W/C. Pedestal wash hand basin. Corner panel bath with electric shower above. Tiled walls. Ceramic tiled flooring. High level opaque window to side. Radiator.

Garage

14'3 x 18'0

Up and over garage door and pedestrian side access door. Power and light. Single glazed window to side.

Outside Store

13'0 x 8'4

Entered via a double glazed UPVC door. Power, light and water supply.



Outside

The property is accessed through double iron gates opening to ample off-road parking in front of the garage and a large timber shed. The garden is elevated and predominantly paved with gravel to interrupt borders.



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.

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	