

Town & Country

Estate & Letting Agents

Gwalia, Wrexham

£155,000



A unique opportunity to purchase a two bedroom semi-detached bungalow situated in a highly sought after estate in Johnstown. The property comprises; entrance hall, lounge, kitchen, conservatory, shower room and two bedrooms internally. Externally is a detached garage with ample off-road parking, with gated side access leading to a paved patio area and an attractive lawned garden with well-stocked borders. Rear timber gate opening to a communal green located to the rear of the property. Viewings are highly recommended!

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

The property is accessed via a double glazed composite door to front, opening to the entrance hall. Loft access. Storage cupboard. Doors to:

Lounge

16'8 x 12'10

Fitted with an electric fire set within an Adams style surround and a marble hearth. Double glazed door to conservatory. Radiator.



Kitchen

10'1 x 4'2

Fitted with a range of light wood wall, base and drawer units with complimentary work surfaces. Stainless steel sink unit and drainer with mixer tap and tiled splashbacks. Integrated stainless steel double oven, hob and extractor hood above. Space and plumbing for a slimline dishwasher. Cupboard housing the Worcester combination boiler. Storage cupboard. UPVC double glazed door to conservatory. Double glazed window to rear. Radiator.



Conservatory

14'9 x 9'6

Constructed with low brick walls and UPVC double glazing. Timber laminate flooring. French doors to the rear garden.



Shower Room

6'6 x 5'5

Vanity units comprising; Low level W/C. Wash hand basin. Wall-mounted electric shower with protective glass screen. Fully tiled walls. Heated towel rail. Extractor fan. Opaque window to side.



Bedroom One

10'7 x 10'5

Fitted with double wardrobes with sliding mirrored doors. Double glazed window to front. Radiator.



Bedroom Two

11'8 x 10'5

Fitted with a range of bedroom furniture including wardrobes. Double glazed window to front. Radiator.



Outside

Gated side access leading to a paved patio area and an attractive lawned garden with well-stocked borders. Rear

timber gate opening to a communal green located to the rear of the property. Outside light and power supply. The rear garden enjoys a sunny south westerly facing orientation.



Garage

A detached brick built garage with power and light and up and over garage door, along with a UPVC side access door and a single glazed window to the side.

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

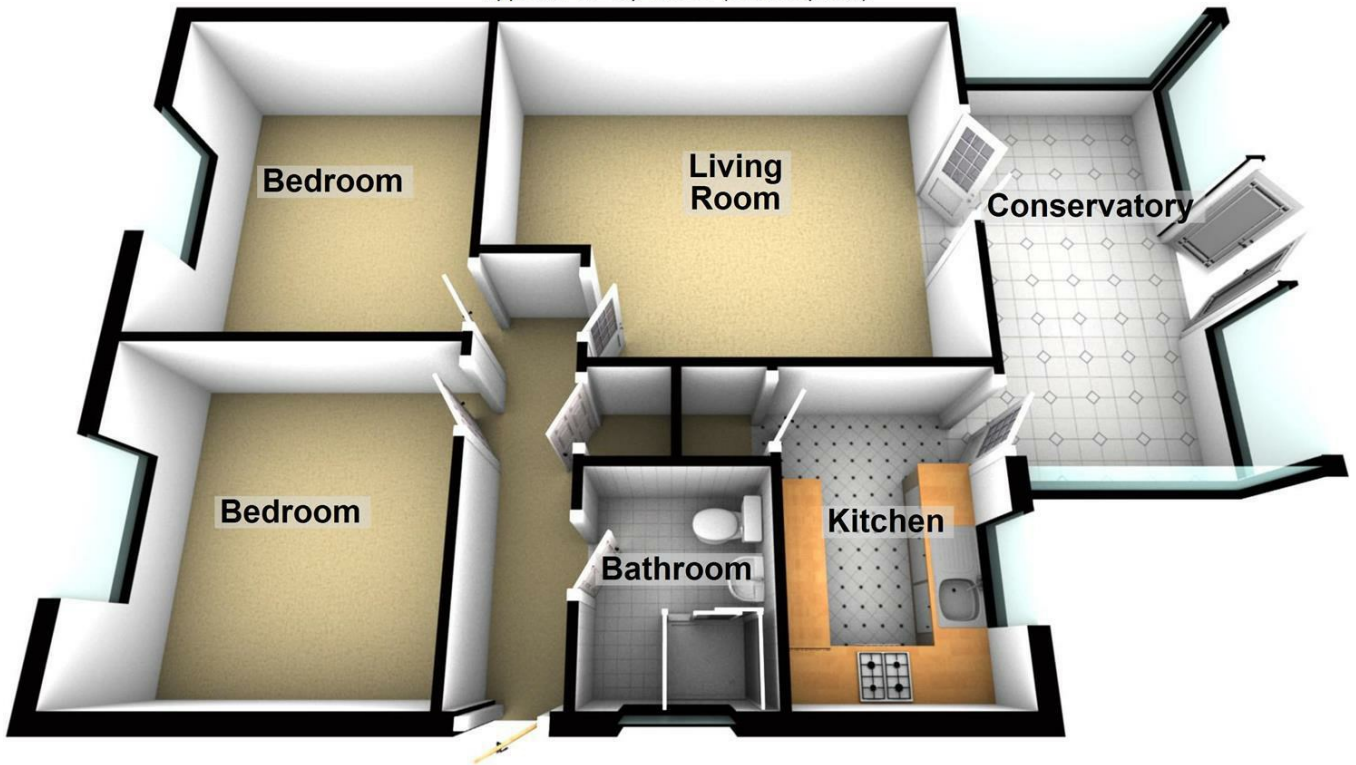
Saturday - 9:00am - 4:00pm

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. 75.2 sq. metres (809.0 sq. feet)



Total area: approx. 75.2 sq. metres (809.0 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			88
(81-91) B			
(69-80) C		71	
(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	