

Town & Country

Estate & Letting Agents

Blackbrook Drive, Wrexham

No Onward Chain £189,950



Forming part of a modern development within the popular village of Ruabon, a fantastic opportunity to purchase this three bedroom semi-detached property with easy access to local motorway networks, as well as a host of amenities including shops and schools. The property enjoys the benefit of gas central heating by recently installed combination boiler and UPVC double glazing, and in brief comprises; entrance hall, cloakroom, lounge, kitchen/diner and conservatory on the ground floor, with three bedrooms and bathroom on the first floor. Externally, the property has a driveway to front providing ample off-road parking, with gardens to front and rear. The property is available with no onward chain, and viewings come highly recommended!

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

TEL: 01978 291345

Entrance

The property is accessed via a UPVC double glazed door to front opening to the entrance hall. Timber laminate flooring. Stairs to first floor with spindle balustrades and a storage cupboard below. Doors to:



Conservatory

11'6 x 8'5

Low brick wall construction with UPVC double glazed frames. Timber laminate flooring. French doors opening to the rear garden. Radiator.



Bedroom Three

7'5 x 6'2

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

Lounge

14'2 x 10'5

Good sized lounge with double glazed doors opening to the conservatory. Timber double glazed window to conservatory. Radiator.



Cloakroom

Low level W/C. Wash hand basin with tiled splashbacks. Double glazed window to front. Radiator.



Bathroom

8'5 x 7'4

Low level W/C. Pedestal wash hand basin. Panel enclosed bath. Separate shower enclosure with thermostatic shower. Partially tiled walls. Opaque double glazed window to side. Radiator.

Kitchen/Diner

16'2 x 8'3

Fitted with a range of wall, base and drawer units with complementary work surfaces. 1 & 1/2 bowl sink unit and mixer tap with tiled splashbacks. Integrated stainless steel oven, gas hob and extractor hood above. Cupboard housing a recently installed Worcester combination boiler. Ceramic tiled flooring. Double glazed window to front and side. Radiator.

Landing

Loft access. Built-in store cupboard. Radiator. Doors to:



Outside

Driveway to the front of the property alongside a predominantly lawned garden. Canopy porch to front with external light and outside water supply.

Bedroom One

14'2 x 8'5

Double glazed window to rear. Radiator.



Bedroom Two

10'5 x 7'4

Double glazed window to front. Radiator.

Externally front with a predominantly lawn garden to the front and driveway parking leading alongside the property to a timber gate which opens to the rear garden. To the front of the property is a canopy porch with an external light and an outside water supply.

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.

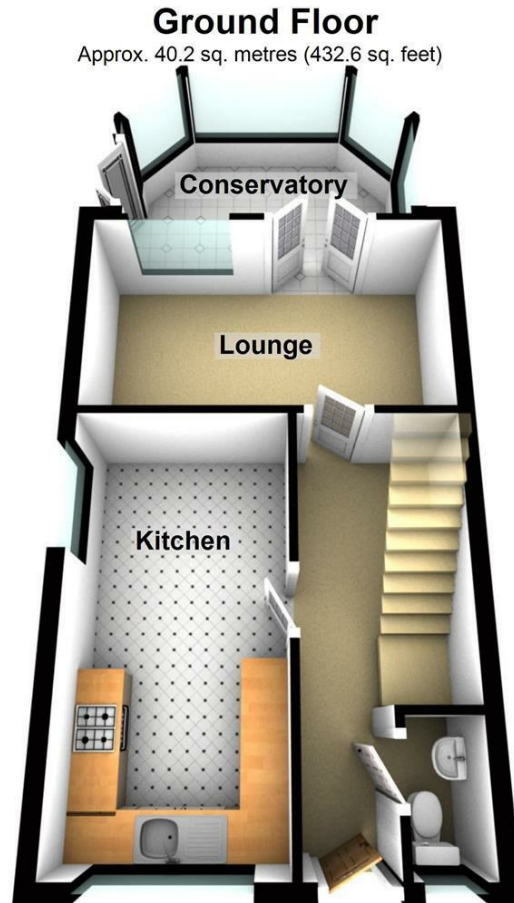
Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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.



Total area: approx. 72.5 sq. metres (780.4 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			
(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	