

Town & Country

Estate & Letting Agents

Ffordd Estyn, Wrexham

No Onward Chain £170,000



Located within the desirable Wrexham suburb of garden village, it's two bedroom property, in need of a degree of modernisation benefits from UPVC double glazing and gas central heating and in brief comprises an entrance hall, living room, kitchen/dining room, and the first floor landing, which allows access to both double bedrooms into a spacious bathroom. Externally to the front of the property is a lawned and shrubbed garden. Many local residents in similar properties had chosen to convert this to off-road parking. Shared passageway to the side of the property gives access to the rear garden which has a patio area with the steps down, leading to an established lawned and shrubbed the garden with a timber shed enclosed by a series of fence panels. This property is available with a benefit of no onward chain.

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DESCRIPTION

A two bedroom property located within a desirable Wrexham suburb which benefits from UPVC double glazing and gas central heating, in brief this property comprises of an entrance hall, living room, kitchen/dining room, and the first floor landing, which allows access to both double bedrooms into a spacious bathroom.

LOCATION

DIRECTIONS



EXTERNAL FRONT

The property is approached over a paved pathway to the side of a lawn garden with shrugged borders above the front door as a canopy and to the side light. A shed passageway leads to the rear garden.

ENTRANCE HALL

The property is rented through a leaded double glazed UPVC front door, which opens to an entrance hall with a radiator, stairs off, rising to the first floor, accommodation and the door opening to the living room.



LIVING ROOM

12'1" x 13'2"

Having a window facing the front elevation, and under stairs, storage cupboard, a radiator featuring an exposed brick fireplace with quarry, tiled hearth, and an electric fire. The door off opens to the kitchen/dining room



KITCHEN/DINING ROOM

17'1 x 96"

The kitchen is fitted with a range of wall base and drawer units. Worksurface space house is a stainless steel, single drainer sink unit with mixer tap and tiled splashback's. Integrated appliances include a stainless steel oven, hob and extractor hood on a space and plumbing for washing machine, radiator, two windows facing the rear elevation and an aluminium double glaze door opens to the rear garden.



REAR GARDEN

With timber gated side access opening to a rear garden with a patio area and steps descending to an establish predominantly lawned and shrubbed garden with a timber shed, enclosed by a series of fence panels and having an external light.

FIRST FLOOR LANDING

With doors, after opening to both double bedrooms, the bathroom and with a glass skylight,



BEDROOM ONE

13'8" x 8'10"

With a generous size, built in wardrobe, a radiator, access to the loft space and with a window facing the front elevation.



locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

Viewings (Wrexham)

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

BEDROOM TWO

12'5"×11'1"

Having a radiator and a window facing the rear elevation.



BATHROOM

8'6"×8'3"

Installed with a three-piece suite, comprising a panelled bath, a low-level WC, pedestal, wash, handbasin, partially tiled, walls, radiator, and an opaque window, facing the rear elevation. I built in cupboard with Louvre doors houses, the glowworm gas combination boiler.

Services (Wrexham)

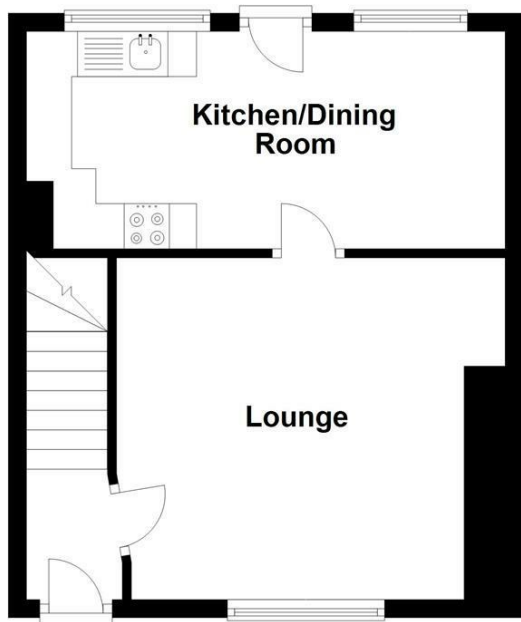
The agents have not tested any of the appliances listed in the particulars.

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

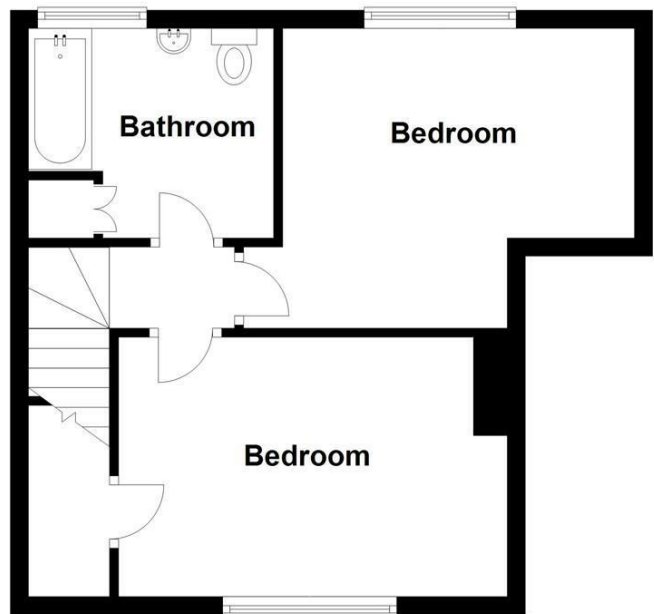
Ground Floor

Approx. 33.3 sq. metres (358.0 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.1 sq. feet)



Total area: approx. 69.8 sq. metres (751.1 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 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			
(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	

Current rating: 67 (D)
 Potential rating: 89 (B)