

Town & Country

Estate & Letting Agents

Trefynant Park, Wrexham

£155,000



Located in a popular area, offering easy access to Wrexham, Llangollen and Oswestry as well as local motorway networks and a wealth of amenities, this three bedroom dormer bungalow requires a program of modernisation and refurbishment. The property itself offers light and versatile accommodation which comprises an entrance hall, kitchen, living/dining room, a ground floor, bedroom and bathroom and two further bedrooms on the first floor. This property present an ideal opportunity for any potential purchaser that would like to Modernise a property to their own specific requirements.

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Entrance Hall

The properties entered through a UPVC double glazed front door, which opens to an entrance hall with with a store/cloaks covered off and doors opening to the kitchen and to the living room.



Lounge/Diner

25'8", 11'2"

With two electric wall heaters a window to the front elevation a UPVC double glazed door with side panels opening to the rear garden and then internal door opening to the inner hallway.



Kitchen

8'6"×10'2"

Fitted with wall base and row units the work surface space houses are stainless steel, single drain of sink unit with tiled splashback, a window faces the front elevation, saloon doors open to an under stairs, storage space and a UPVC double glazed door open to aside elevation of the property.



Bedroom One

17'7"×10'8"

Fitted with a range of built in wardrobes, incorporating the airing cupboard, access to eave storage space, with an electric wall heater and a window facing the front elevation.



Bedroom Two - Ground floor

10'4"×11'2"

Having a window facing the rear elevation, and electric wall heater and fitted wardrobes.



Bedroom Three

7'8"×8'8"

Access to eave storage space, window to the side elevation



Bathroom

5'6"×6'2"

Installed with a panel bath with shower above, a low-level WC, pedestal wash hand basin, partially tiled walls UPVC window to the side elevation.

Externally

To the front of the property as a lawn garden with a driveway leading along the side of the property to the garage. The rear garden is a good size, however, is currently overgrown and requires attention.

Please note

The property sale is subject to a grant of probate

Services

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

Viewings

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

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

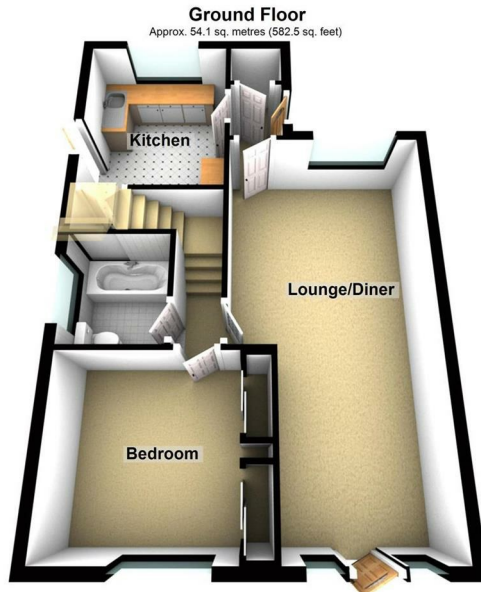
Mortgage Advice

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.

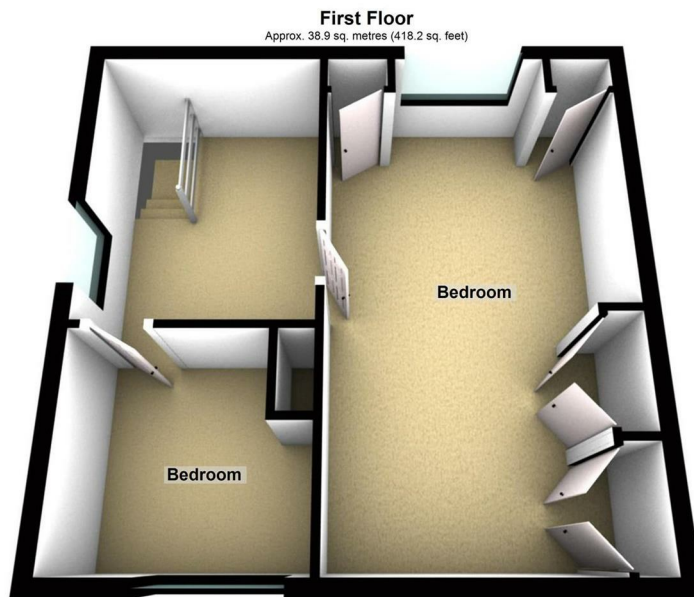
Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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.



Total area: approx. 93.0 sq. metres (1000.7 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D			
(39-54) E		34	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	