

Town & Country

Estate & Letting Agents

Hampden Way, Wrexham

£135,000



This two bedroom end of terrace property is conveniently located for Wrexham, Llangollen and Oswestry positioned near a wealth of amenities and easy local motorway access. The property benefits from gas, central heating, UPVC double glazing, and in brief comprises porch, entrance hall, a spacious living room with log burner, conservatory, kitchen and off the first floor, landing, two bedrooms and a white three-piece bathroom suite. To the front of the property is a low maintenance, gravel garden whilst to the rear double gate open to ample off-road parking, a garage and a lawn garden with gravel patio area.

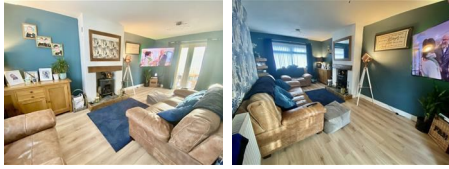
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Entrance Hall

7 x 56

With timber laminate flooring, stairs, rising to the first floor accommodation with spindle balustrades and half glazed internal doors opening to the living room and the kitchen.



Lounge

18'10" x 11'5

Having a window facing the front elevation, two radiators, timber flooring, UPVC double glazed French doors opening to the conservatory and featuring a central cast iron wood burner, sitting on a tiled half below an oak mantle.



Kitchen

12'1" x 7'2

The kitchen is fitted with a range of shaker style, wall base and drawer units complimented by stainless steel handles. Ample work surface space incorporating a breakfast bar houses a ceramic one and a half bowl sink unit with adjustable mixer tap and tiled splashback. There is space for cooker with a stainless steel extractor hood above space and plumbing for both washing machine and dishwasher. The

flooring is ceramic tiled set with the ceiling recessed downlights, window faces, the rear elevation, and a UPVC double glazed door opens the side elevation of the property.



Conservatory

8 x 6

UPVC double glazed conservatory with door opening out to the rear garden



Bedroom One

14'3" x 8'3

Having a window facing the front elevation, a radiator and a built-in cupboard over the stairs.



Bedroom Two

10'3" x 10'1

With timber flooring, radiator window and a facing the rear elevation.



Bathroom

6.5 x 6

Installed with a modern White suite, comprising a panel bath with mixer tap, and electric shower and protective screen above, flush level WC, pedestal, wash and basin with mixer tap, chrome heated towel rail, fully tiled walls and an opaque window, facing the rear elevation.

Externally Front

Front of the property is approached over a brick block pathway with low maintenance, gravel gardens, either side with Central planter and feature low brick walling. Timber gated access lead to the rear garden.



Externally Rear

To the rear of the property are double iron gates which open to off-road parking gravelled area and access to the detached single garage. Timber gate opens to the rear garden. The rear garden has Aled area along the gravel and paved patio area with external water supply and lighting.

Garage

A prefabricated garage with an up and over garage 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

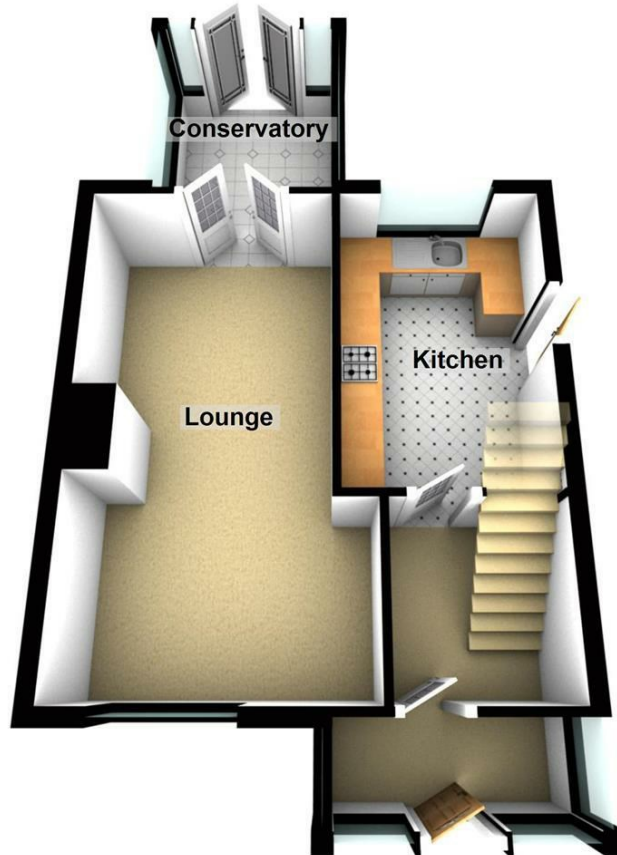
If you would like to make an offer, please contact the office and one of the team will assist you further.

Services

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

Ground Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



Total area: approx. 72.9 sq. metres (784.6 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		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	