

Town & Country

Estate & Letting Agents

Haulfre Terrace, Coedpoeth

£135,000



A good sized two bedroom terraced property situated in a popular village location. The property comprises; entrance hall, lounge, dining room, kitchen and utility on the ground floor, with two bedrooms and bathroom on the first floor. Externally is off road parking to front, with a raised decking area to rear.

Imperial Buildings, King Street, Wrexham, LL11 1HE
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TEL: 01978 291345

Entrance Hall

UPVC double glazed door to front entrance hall. Tiled flooring. Doors to:

Utility Room

8'0" x 5'9"

Fitted with work surfaces and Belfast sink. Splashback tiling. Space for washing machine and tumble dryer. Tiled flooring. Double glazed window to front. Radiator.

Lounge

13'0" x 10'8"

Open feature fireplace. Double glazed window to rear. Radiator.

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Kitchen

8'9" x 6'1"

Fitted with a range of wall, base and drawer units with complementary work surfaces. Stainless steel sink unit and drainer with splashback tiling. Integrated oven and gas hob with extractor hood over. Space for fridge-freezer. Wall-mounted gas boiler. Tiled flooring. Double glazed window to front. Door to dining room.

Dining Room

13'2" x 10'6"

Feature inglenook fireplace with multi-fuel burner. Understairs storage. Tiled flooring. Double glazed window to rear. Radiator.

Rear Hall

Stairs to first floor. Tiled flooring. Door to rear porch.

Landing

Doors off to:

Bedroom One

13'1" x 10'7"

Loft access. Storage cupboard. Double glazed window to front. Radiator.

Bedroom Two

13'1" x 10'7"

Double glazed window to rear. Radiator.

Bathroom

11'6" x 6'0"

Low level W/C. Pedestal wash hand basin. Panel enclosed bath with shower attachment over and glazed screen. Fully tiled walls. Tiled flooring. Double glazed window to front and side. Radiator.

Outside

Off road parking to the front of the property with shed, outside tap and light. A raised decked area to the rear overlooking open countryside with the remainder paved.

Views

Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. 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.

Mortgage Advice

Town and Country Property Services 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.

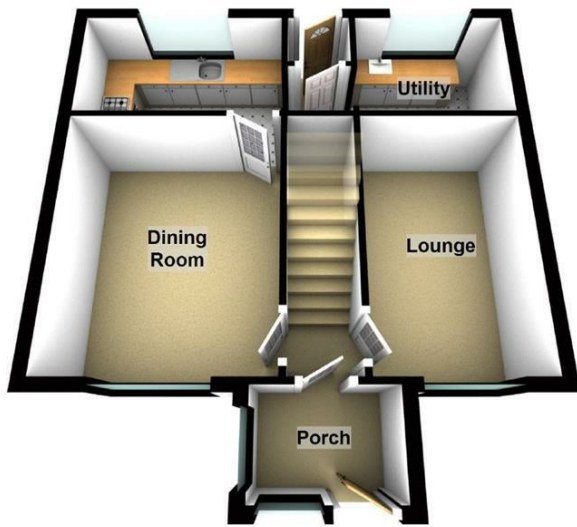
Hours of Business

Monday to Friday - 8:30am - 5:30pm
Saturday - 9:00am - 4:00pm

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. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.

Ground Floor



First Floor



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			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	