

Town & Country

Estate & Letting Agents

Morgan Avenue, Wrexham

Offers In The Region Of
£225,000



Located within a quiet cul-de-sac, with an easy access of Wrexham City Centre, local motorway networks, and a host of handy day-to-day amenities, this greatly extended semi-detached home offers spacious and versatile accommodation. With the benefit of gas central heating and UPVC double glazing in brief; the property comprises an entrance hall with cloakroom WC, kitchen, living room, dining room, sitting room, utility room and a spacious ground floor bedroom with a generous ensuite bathroom. The first-floor landing gives access to the three further bedrooms and to a white three-piece bathroom suite. To the front of the property double gates open to brick block off road parking alongside lawn garden with gated side access, leading to a low maintenance, predominantly paved rear garden and closed by a series of fence panels.

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Externally Front

The property is approached through double iron gates opening to brick block, off-road parking, a lawn garden and gated side access to the rear of the property.



Entrance Hall

The property is entered through a double glazed composite front door, which opens to porcelain tile flooring, stairs of rising to the first floor, accommodation, an anthracite column style radiator and internal doors opening to the cloakroom WC and kitchen.



Cloakroom WC

Installed with a dual flush low level WC, along with a wash hand basin, porcelain tile flooring, tiled walls, downlights set within the ceiling and an opaque window to the side elevation.



Kitchen

12'7" x 7'2"

The kitchen is installed with wall base and drawer units along with work surface space, housing, a stainless steel one and a half bowl sink unit with mixer tap, space for a cooker with stainless steel extractor hood, plumbing for a dishwasher, a radiator, a window to the side elevation and a double glaze composite back door.



Living Room

11'5" x 12'1"

With ceramic tiled flooring, doorway to the sitting room and an open throughway to the dining room.



Dining Room

11'5" x 10'6"

With a continuation of the ceramic tile flooring from the living room to dining room with the windows to the front elevation with the radiator below.



Sitting Room

11'4" x 8'10"

Again with ceramic tile flooring, a radiator, recessed downlights, a door opening to the utility room a second door opening to the ground floor bedroom and UPVC double glazed French doors opening to the rear garden.

Utility Room

6'3" x 4'6"

With a radiator, partially tiled walls, ceramic tile flooring and space and plumbing for a washing machine and dryer.



Ground Floor Bedroom

14'2" x 14'9"

Having ceramic tiled flooring, a radiator, a high-level opaque window to the side elevation, recessed downlights a sliding door to the ensuite, bathroom and UPVC double glaze French doors to the garden.



Rear Garden

Low maintenance rear garden, which has been predominantly paved and enclosed by series of fence panels with access to an external water supply and having external lighting

First Floor Landing

With doors of opening to all three first floor bedrooms and to the bathroom.



Bedroom Two

11'4" x 10'1"

Windows the front elevation with a radiator below.

Bedroom Three

8'8" x 7'1"

Window to the rear elevation, radiator



En-Suite Bathroom

10'6" x 10'6"

Installed with a panelled bath with mixer tap, a dual flush low level WC, a walk in shower a wash hand basin with vanity unit below, a chrome heated towel rail, along with a radiator, fully tiled walls, and ceramic floor with recessed downlights set within the ceiling, along with an extractor fan and an opaque high-level window to the side elevation .



Bedroom One

12'1" x 11'6"

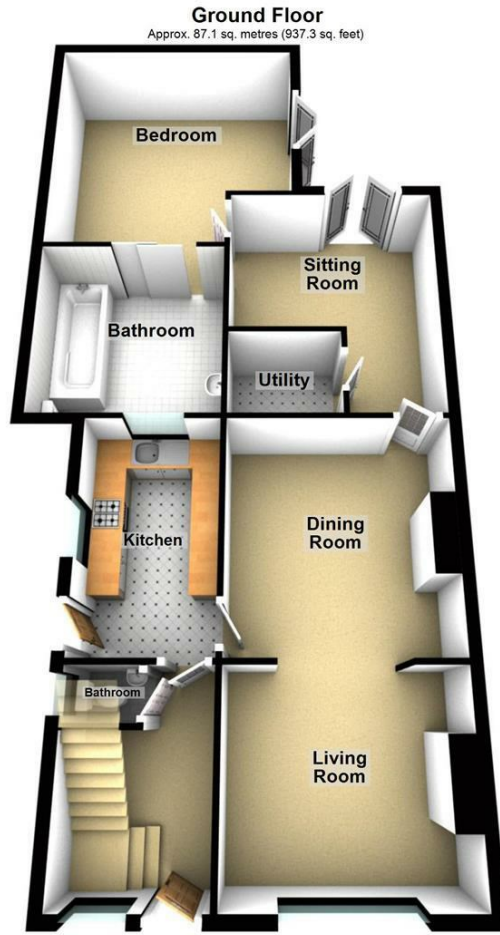
With timber laminate flooring, a window to the rear elevation with the radiator below and a built-in corner cupboard.



Bathroom

7'6" x 9'4"

Installed with a white three-piece suit, comprising a panelled bath with mixer tap and protective, folding screen, a dual flush low level WC, pedestal, wash, and basin, partially tiled walls with an opaque window facing front elevation.



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	