

Town & Country

Estate & Letting Agents

Bellevue Road, Wrexham

£169,950



Located on the second floor and enjoying beautiful views over Bellevue Park in particular the tennis courts and with secure gated access which leads to an allocated parking space. Accommodation in brief comprises of; private entrance hallway with walking in storage cupboard off, generous sized open plan living/dining room/ kitchen, three double bedrooms, with the principle bedroom enjoying en suite facilities and a further family bathroom. This property is sold with the benefit of no onward chain.

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Externally

Located on the second floor and enjoying beautiful views over Bellevue Park in particular the tennis courts and with secure gated access which leads to an allocated parking space (number 31)



Private Entrance Hall

The private entrance door opens to an entrance hall with a cloaks cupboard with hanging and storage above, electric wall heater, doors off to the bathroom, all three bedrooms, storeroom, and the open plan, living/dining/kitchen.

Walk in Store

7'3 x 6'4

With fitted shelving housing the hot water cylinder and fitted with a light.



Kitchen/ Living/ Dining

24'9 x 17'6

A superb open plan room with Windows overlooking Bellevue Park, in particular the tennis courts. The kitchen area is fitted with a range of attractive contemporary wall, base and draw units with Corian work services housing a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob and extractor hood, fridge and freezer, washing machine and dishwasher. Within the room are three electric wall heaters. And in the kitchen area are recessed downlights.



Bathroom

Installed with a panel bath with mixer tap and handheld shower extension, a dual flush low level WC, a wash hand basin with mixer tap and vanity unit below, a chrome heated towel rail, low maintenance panel walling with timber laminate flooring, mirror and recessed downlights and an extractor fan set within the ceiling.



Bedroom One

15'3 x 10'8 average

With a window to the front overlooking Bellevue Park with an electric wall heater below and a door opening to the ensuite shower room.



Bedroom Two

16'1 x 13'4 max

Fitted with a range of attractive wardrobes with sliding doors and a window facing the rear elevation with an electric wall heater below.



En suite Shower Room

Installed with a contemporary white suite, comprising a dual flush low level WC, a wash hand basin with mixer tap, a separate shower enclosure with thermostatic shower, a chrome heated towel rail, fixed mirror, partially tile walls, ceramic tiled floor. With recessed downlights and an extractor fan set within the ceiling.

Bedroom Three

18' x 9'3 max

With a window facing the rear elevation with a radiator below.

Please note

The agents have been made aware that; included within the purchase of the property will be carpets and any blinds and curtains.

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.

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	