

# Town & Country

Estate & Letting Agents

Edward Street, Wrexham

£110,000



Conveniently located for the city centre and a host of other handy day-to-day amenities this two bedroom mid terrace property is available with the benefit of double glazing, gas central heating and no onward chain. With internal accommodation comprising a living room, dining room, kitchen and a first floor landing offering access to two double bedrooms and bathroom. To the front of the property is a gravelled and shrubbed and the rear is predominantly paved and gravelled courtyard garden.

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## Externally front

Iron gate opens to a quarry tiled pathway leading to the front door, alongside which is an outside light and gravelled and shrubbed forecourt



## Living Room

14'3 x 11'2

With a window facing the front elevation and radiator below, an Adams style fireplace, and arched throughway leading to the dining room.



## Dining Room

11'8 c x 10'1

A door opens to the stairwell with a storage cupboard below, a window faces the rear elevation with a radiator below and a doorway leads to the kitchen.



## Kitchen

7'8 x 6'3

Fitted with wood grain effect wall and base units with space for a cooker, a radiator and an inset stainless steel single drain sink unit with tile splashback. A window faces the side elevation and a double glazed door opens to the rear courtyard garden.

## First Floor Landing

With a banister and spindle balustrades, a radiator, access to the loft and doors off opening to both bedrooms and to the bathroom.



## Bedroom One

13'4 x 12'1

Having two windows facing the front elevation and a radiator.



## Bedroom Two

11'6 x 8'5

Window faces the rear elevation with a radiator below.

## Bathroom

With a built cupboard housing the Worcester gas combination boiler, panel bath with an electric shower above, a pedestal wash hand basin and low level WC. Fully tiled walls and an opaque window faces the rear elevation.

## Outside

The rear courtyard garden is paved and gravelled with right of way access and a light .

## 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.

### Services

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

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