

Town & Country

Estate & Letting Agents

Y Wern, Wrexham

£130,000



Ideally located for easy access to Wrexham centre, along with the host of other amenities, the three bedroom semi detached property enjoys the benefit of gas central heating along with UPVC double glazing. Accommodation comprises a living room, and inner a hallway, Kitchen/dining room and a first floor landing offering access to three bedrooms and a modern white bathroom suite. Externally to the front is a generous sized garden whilst the rear garden has double timber gates opening to brick block off-road parking access to a brick outbuilding along with a prefabricated garage, the property itself generates an income of £850 per calendar month and a yield of approximately 7.29%

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Externally Front

With a large established lawn and shrub front garden



Living Room

17'9 x 10'9

The property is entered through a leaded double glazed front door opening to timber flooring, a window facing the front elevation with a radiator below and then internal door opening to an inner hallway

Hallway

11' x 5'6

With a radiator, stairs off rising to the first floor accommodation, a door opening to the kitchen/dining room and a timber back door off.



Kitchen/ Dining Room

11'6 x 10'10

The kitchen has a quarry tiled floor, a radiator, a window facing the front elevation, a wall mounted gas combination boiler and is installed with an array of recently fitted shaker style

wall base and drawer units complimented by stainless steel handles. Ample work surface space houses of stainless steel single drainer sink unit with mixer tap and there is space and plumbing for a washing machine. Integrated appliances include a stainless steel oven, gas hob and extractor hood and set within the ceiling or recessed downlights.

First Floor Landing

With a radiator, access to the loft and doors opening to all three bedrooms and the family bathroom



Bedroom One

11'4 x 9'6

Windows to the front elevation with radiator below.

Bedroom Two

11'10 x 11' max

Windows to the front elevation with radiator below.

Bedroom Three

8'4 x 7'9

Having laminate flooring, a window to the front elevation and radiator.



Bathroom

Installed with the modern white three piece sweet comprising a panel bath with mixer tap and a fixed dual head shower and protective glass screen, flush low level WC, wash hand basin with mixer tap and vanity unit below, chrome heated towel rail, fully tiled walls, an opaque window facing the rear elevation and recessed downlights within the ceiling.



Outside

The rear garden has timber gated vehicle access opening to brick block off-road parking a paved garage, brick

outbuilding measuring 8'6" by 4'4" with power, light and a UPVC window to the side elevation. There is also access to a prefabricated garage also with power and light measuring 15'6" by 7'7" and accessed through a single double glazed door and having a UPVC double glazed window to the front.

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

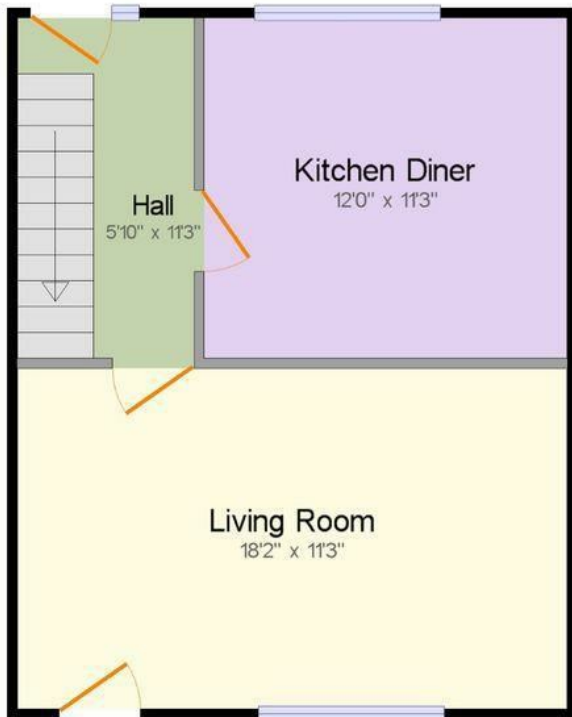
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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.

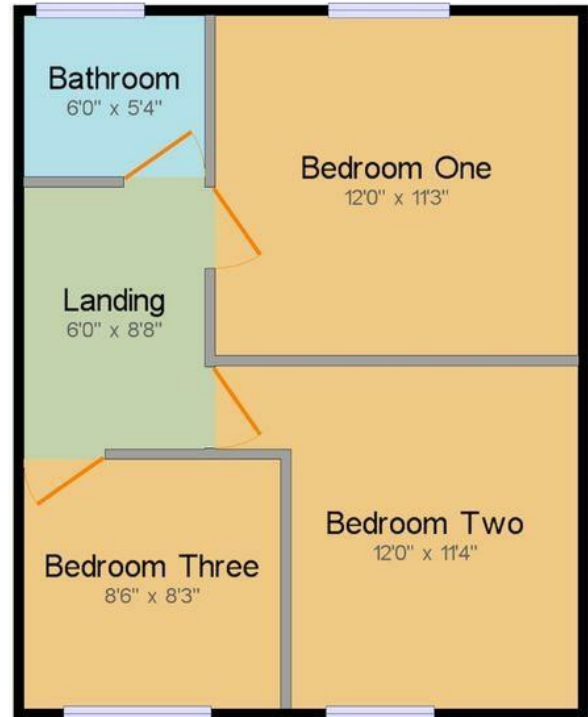
Additional Information

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.



Ground Floor



1st 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 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	