

Town & Country

Estate & Letting Agents

Faircroft Court, Wrexham

£139,950



This three bedroom townhouse sits within a quiet cul-de-sac, forming part of a modern development on the periphery of Wrexham. Benefiting from gas central heating and UPVC double glazing, the property comprises an entrance hall, kitchen and a through living/dining room with French doors opening to the rear garden. The first floor landing offers access to the principal bedroom with ensuite facilities, two further bedrooms and to the family bathroom. Externally, within the communal car park, there are two allocated parking spaces and to the rear of the property is a sunny, southerly facing, low maintenance rear garden with gated side access. NO ONWARD CHAIN.

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DESCRIPTION

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DIRECTIONS

From our office in Wrexham, head north-east on King St towards Lord St, turn right onto Duke St turn left onto Regent St, Regent St turns right and becomes Hill St, continue onto Vicarage Hill and turn left onto Brook St, continue onto St Giles Way turn right onto Salop Rd/A525, continue to follow A525, turn left onto Kingsmills Rd, turn left onto Abenbury Rd, turn right onto Millbrook Rd and turn left onto Faircroft Ct

ENTRANCE HALL

A glazed timber panel door with matching window to side opens to an

entrance hall with a radiator, doors off to the kitchen and living/dining room, and stairs off with spindle balustrade and cupboard below rising to the first floor accommodation.



KITCHEN

8' x 6'6

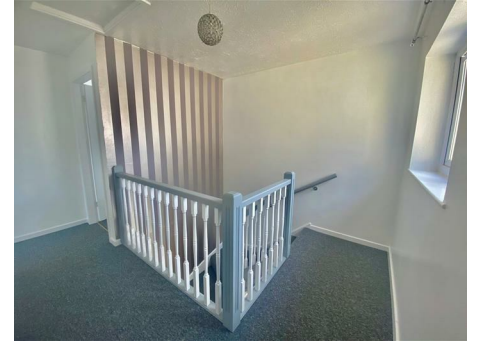
The kitchen is installed with lightwood grain effect wall, base and drawer units with stainless steel handles. Work surface space houses a stainless steel single drainer sink unit with mixer tap. There is a cooker, space for a fridge and space and plumbing for a washing machine. The walls are partially tiled with a wall mounted Worcester boiler and a UPVC double glazed window faces the side elevation.



LIVING ROOM

17'5 x 11'1

A double aspect room with UPVC double glazed windows to the side elevation, a radiator and electric fire with feature surround and UPVC double glazed French doors opening to the rear garden.



FIRST FLOOR LANDING

With banister and spindle balustrades, a UPVC double glazed window facing the front elevation, an airing cupboard, access to the loft, and doors off to all three bedrooms and to the bathroom



PRINCIPAL BEDROOM

15'5 x 10'1 (including ensuite)

A double aspect room with UPVC double glazed windows facing front and rear elevations, a radiator and door opening to the ensuite shower room.



ENSUITE SHOWER ROOM

Installed with a corner shower cubicle

with electric shower, a low level WC, a pedestal wash hand basin, partially tiled walls, a radiator and an opaque UPVC double glazed window facing the rear elevation.



FAMILY BATHROOM

7'1 x 6'1

Installed with a panelled bath, a low level WC, a pedestal wash hand basin, a radiator, partially tiled walls and an opaque UPVC double glaze window facing the side elevation.



BEDROOM TWO

11'6 x 9'6

A double aspect room with UPVC double glazed windows to rear and side elevations and radiator.



BEDROOM THREE

a UPVC double glazed window facing the rear elevation with a radiator below.



EXTERNALLY

Externally, there are two parking spaces allocated within the communal car parking space, they are located to the side of the property. The rear garden enjoys a lovely, sunny, southerly facing aspect and is low maintenance, being predominantly paved with golden gravel to the rear and another gravelled area centrally, enclosed by a combination of fence panelling and brick walling with a timber shed.

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.
COUNCIL TAX BAND C

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

If you would like to make an offer,

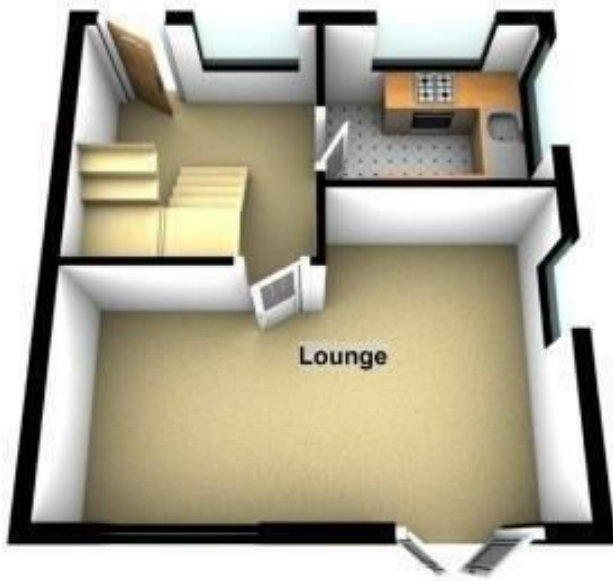
please contact a member of our team who will assist you further.

Mortgage Advice (Wrexham)

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.

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 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 | | | 83 |
| (69-80) C | | | |
| (55-68) D | | 55 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |