

Town & Country

Estate & Letting Agents

Wheatsheaf Mews, Wrexham

£130,000



A modern two bedroom townhouse, situated in a cul-de-sac, benefiting from gas central heating and double glazing with the advantage of a communal car park and gardens.

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DESCRIPTION

This modern townhouse is an ideal purchaser for a first-time buyer or investor. Offering modern accommodation comprising an entrance hall, living room, kitchen/dining room and the first-floor landing offering access to both bedrooms and the bathroom. Externally to the front of the property is a small lawn and shrub garden, with access alongside the property to the cul-de-sac communal car park where gated access can be gained to the rear garden which itself is predominantly laid lawn with shrubbed borders and timber shed.



LOCATION

This town house is situated within a cul-de-sac of similar properties, ideally situated for easy access to Wrexham city. Gwersyllt is a small town just a few minutes away from Wrexham town centre, this village is known for its picturesque surroundings including green countryside and the River Clywedog running through its centre. The location offers a variety of local amenities, a well renowned local school and is close to motorway access

DIRECTIONS

Head north-east on King St towards Lord Street, Turn right onto Duke Street, Turn right onto Regent Street, Turn right at Grosvenor Road/A5152, Continue onto Grosvenor Road/A5152, At the

roundabout, take the 1st exit onto Rhosddu Road/B5425. Go through one roundabout, Turn left, Turn right and the property will be located via our Town & County For Sale Board.

ENTRANCE HALL

The property is entered through a UPVC stain glass and leaded double glazed front door, opening to an entrance hall with a radiator, a fitted meter cupboard, stairs off rising to the first floor accommodation and door opening to the living room.



LIVING ROOM

13'0 x 8'10

With a window facing the front elevation and a radiator below, a door off opens to the kitchen/dining room.



KITCHEN/DINING ROOM

12'6 x 8'9

The kitchen is fitted with a lightwood grain effect wall, base and drawer units complimented by stainless steel handles, the work surface space houses

a stainless steel one and a half bowl sink with a mixer tap and tile splashback. There is space for a cooker, space and plumbing for a washing machine. A radiator, under stairs storage cupboard, a window facing the rear elevation, a wall mounted recently installed gas Vaillant boiler and UPVC double glazed door opening to the rear garden.

FIRST FLOOR LANDING

With access to the loft, airing cupboard, doors opening to both bedrooms and the bathroom.



BEDROOM ONE

11'6 x 9'6

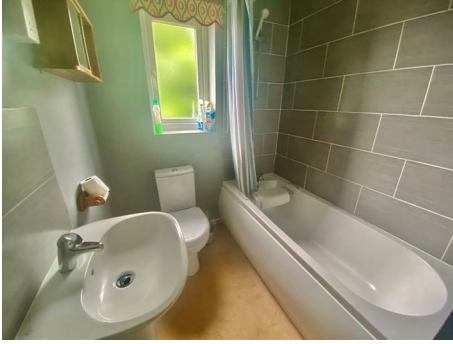
A window with a radiator below to the front elevation and a built-in wardrobe.



BEDROOM TWO

10'8 x 6'6

Window to the rear elevation with a radiator below



BATHROOM

7'9 x 5'4 max

The Bathroom is installed with a modern white three-piece suite comprising a panelled bath with mixer tap and shower extension and a dual flush low level WC. A pedestal wash hand basin with partially tiled walls, a radiator and an opaque window facing the rear elevation.



EXTENALLY

To the front of the property is a small lawned and shrub garden having access alongside the property to the communal car park. The rear garden is laid to lawn with shrubbed borders, a timber shed, all enclosed by fence panels and a gate opening to the communal car park.

SERVICES TO PROPERTY

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

Tenue: Freehold

Council Tax : Band B £1,566.00

ARRANGE A VIEWING

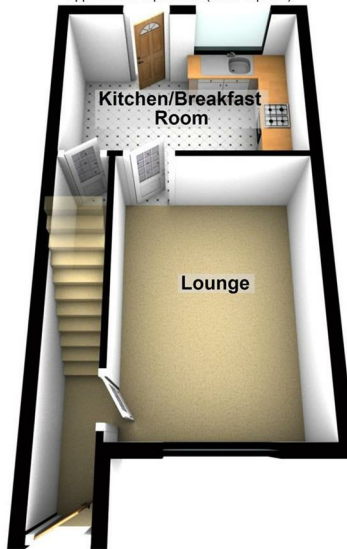
Please contact a member of the team and we will arrange accordingly. All viewings are strictly by appointment with Town and Country Estate Agents Wrexham on 01978 291345.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Wrexham branch and a member of the team will assist you further.

Ground Floor

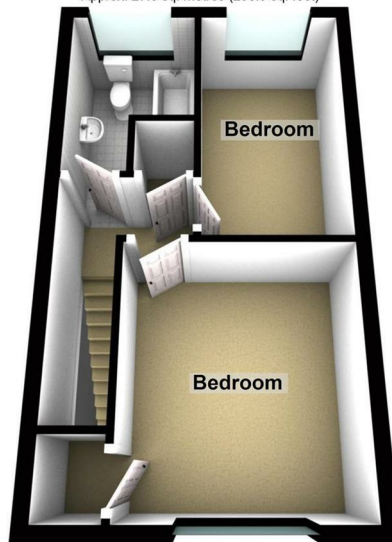
Approx. 28.1 sq. metres (302.7 sq. feet)



Total area: approx. 55.4 sq. metres (596.5 sq. feet)

First Floor

Approx. 27.3 sq. metres (293.9 sq. feet)



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			<div style="border: 1px solid black; padding: 5px; text-align: center;"> 87 </div>
(81-91) B			
(69-80) C		<div style="border: 1px solid black; padding: 5px; text-align: center;"> 69 </div>	
(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	