

# Town & Country

Estate & Letting Agents

Bernard Road, Wrexham

£135,000



Situated with an easy access of Wrexham Centre along with an array of day-to-day facilities this three bedroom, bayfront terrace property boasts generous size accommodation benefiting from gas central heating in UPVC double glazing. Comprising an entrance floor, living room, dining room, kitchen, bathroom rear porch and off the first-floor landing three bedrooms. Externally to the front of the property is a slate chip and shrub for court garden to the rear of the property is a courtyard with outbuilding off and a garden area beyond. This property is available with the benefit of no onward chain.

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## Externally Front

With a low wall, slate chip and shrub front garden and an iron gate opening to a pathway which leads to the front door.

## Entrance Hall

UPVC double glaze front door opens to a quarry tiled entrance hall, with a radiator and stairs off rising to the first floor accommodation. Doors off open to the living room and dining room.



## Living Room

13'5 x 11'8"

Having a bay window facing the front elevation, a radiator, a fitted corner cupboard and a feature marbled slate Adam style surround.



## Dining Room

11'6 x 11'6

With a fitted chest of drawers with shelving above, radiator, a window to the rear porch off and doorway to the kitchen.



## Kitchen

7'4 x 9'6

Fitted with lightwood grain effect wall, base and drawer units complimented by stainless steel handles, work surface space houses stainless steel single drainer sink unit with mixer tap. Integrated appliances include a stainless steel oven, an electric hob with stainless steel extractor hood above, space and plumbing for washing machine, space for fridge, door opening to the under stairs storage cupboard door opening to the bathroom.



## Bathroom

Installed with the white bathroom suite comprising a panel bath with mixer tap and shower extension along with protective screen, a dual flush low level WC, pedestal wash hand basin with mixer tap, tiled walls and ceramic tile floor with an opaque window facing the side elevation.

## Rear Porch

9'2 x 6'

feet having a water supply, a light and constructed of a UPVC double glazed frame with door opening to the rear courtyard.

## First Floor Landing

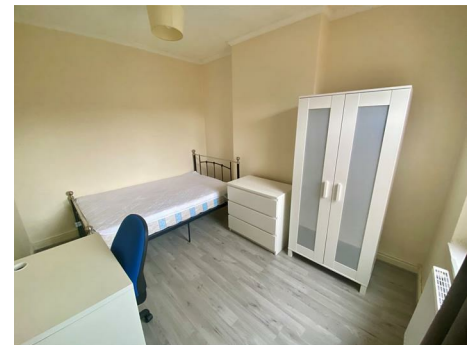
Having a banister with spindle balustrades and access to the loft along with doors opening to 3 bedrooms.



## Bedroom One

14'8 x 11'8

With two windows facing the front elevation, a radiator and timber laminate flooring.



## Bedroom Two

12'8 x 8'7

Window to the rear elevation with radiator below and timber laminate flooring



### Bedroom Three

10' x 7'5

Windows to the rear elevation, radiator below and implant flooring



### Rear Courtyard

The rear courtyard is walled with access to an outbuilding measuring 6'5" x 5'5" and housing the wall mounted gas combination boiler along with the UPVC double glaze

### 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.**

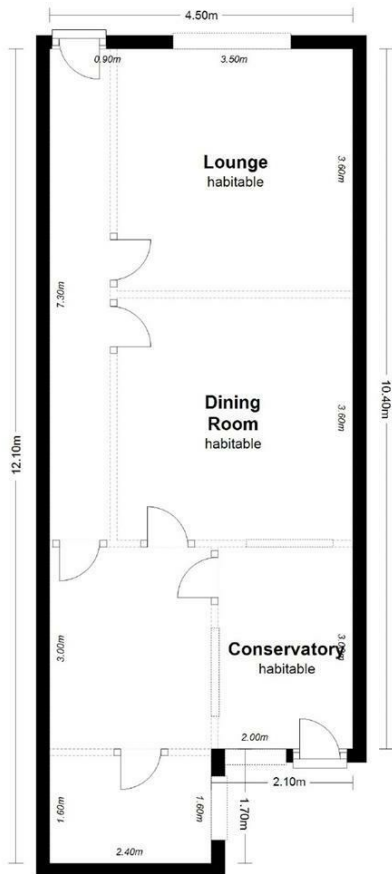
### Additional Information

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.

### Addendum

Although the property does not have an HMO license all internal doors are fire doors throughout the property. Any potential purchaser wishing to use the property as a HMO would have to complete other required legislation and clear the property with the relevant licensing authority.

## 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 most 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) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	