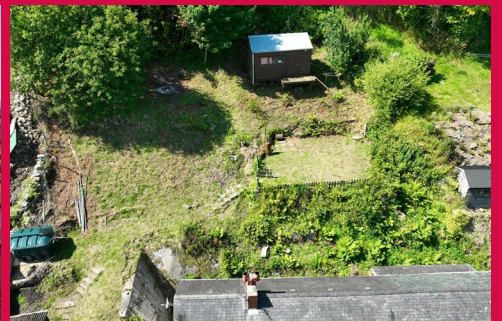


Town & Country

Estate & Letting Agents

New Brighton, Minera, Wrexham

£270,000



Situated in an elevated position off an unadopted road offering the most stunning far reaching views over the rooftops of Wrexham and the surrounding counties. This detached three bedroom home enjoys the benefits of UPVC double glazing and oil heating. Accommodation in brief comprises a kitchen, dining room, snug, an inner hallway, living room, utility room and shower room and off the first floor landing are three double bedrooms and a three piece bathroom suite. Externally to the front of the property is a pull in off-road parking space with steps rising through a predominantly lawned and tiered garden up to the main property and alongside the property further steps rise to the establish rear garden with Woodland to the rear and a cabin which is previously used as it workspace for the owner this property is available to benefit of no on the chain

Imperial Buildings, King Street, Wrexham, LL11 1HE
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Externally Front



Snug

11'8 x 6'2

With a continuation of the herringbone style parquet flooring from the dining room with a window window facing the front elevation with radiator below, latch door off opens to the in the hallway



Utility Room

11' x 5'2

With two opaque PVC double glazed windows facing the rear elevation, plumbing for a washing machine, a radiator and door opening to the shower room.



Dining room

12'10 x 11'4

The property is entered through a UPVC double glazed front door which opens to beautiful herringbone style parquet flooring, an open fire with stone surround and oak lintel window facing the front elevation with the radiator below and a glazed door opening to the kitchen.



Inner Hallway

With the window facing the front elevation and solid oak flooring, radiator and stairs off rising to the first floor accommodation with light oak banister and balustrades, exposed beam set within the ceiling. A Lever latch Door opens to the utility room.



Shower Room

Installed with the corner shower enclosure with thermostatic shower, a dual flush low level WC and wash hand basin, radiator, ceramic tiled floor and opaque window to the rear elevation.



Kitchen

12'8 x 10'

Fitted with wall and base units with work surfaces housing a resin one and a half bowl sink unit, space for a cooker, quarry tiled flooring, radiator a UPVC double glazed door opening to the rear garden, window facing the side elevation and second window facing the front elevation framing, stunning views .



Living Room

11' x 13'3

Engineered oak flooring, a window to the front elevation once more framing those views, with a radiator below a UPVC double glazed door opening to the front elevation of the property, exposed beams set within the ceiling and featuring a stone fireplace and flu cast iron solid fuel burner.



Bedroom One

13'2 x 11'4

With an exposed stone flu a radiator and window facing the front elevation offering far reaching views.





Bedroom Two

13 x 9'10

Fitted with a range of wardrobes, a radiator, this double aspect room probably offers the best of the views from this property, elevated and far reaching.



Bathroom

Installed with a panel bath with electric shower and protective screen above, a low level WC, pedestal wash hand basin, radiator partially tiled walls and opaque window to the front elevation.



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.

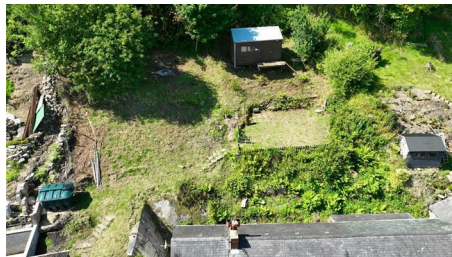
Mortgage Advice

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.



Bedroom Three

12'1 x 8'7

With solid oak flooring, windows to the front elevation with radiator below and an airing cupboard



Externally

To the front of the property is a pull in parking space with stone retaining walls, lawn and shrub gardens steps rising up to the property and along the side and back with further steps to the elevated back garden predominantly laid lawn with established woodland to the rear and outside cabin which the owner previously utilised as a workspace.



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.

