

Town & Country

Estate & Letting Agents

Heol Y Plas, Cefn Mawr, Wrexham

£175,000



Ideally located within this popular community with close proximity to day-to-day amenities as well as easy access to local motorway networks. This well presented three bedroom light and spacious home enjoys the benefit of gas central heating along with UPVC double glazing, With internal accommodation comprising an entrance hall, living room, orangery, an L-shaped kitchen, and a first floor landing offering access to all three bedrooms and to the bathroom. Externally to the front of the property is off road parking whilst the rear garden is low maintenance with an artificial lawn , a golden gravel garden and a prefabricated storage shed.

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Externally Front

To the front of the property is off-road parking with courtesy lights positioned either side of the entrance door.

Entrance Hall

The property is entered through a lead and stained glass UPVC double glazed front door, which opens to an entrance hall with a radiator, stairs off rising to the first floor accommodation and a door opening to the living room.



Orangery

15' x 8'

With a ceramic tiled floor, radiator and a French door opening to the rear garden.



First Floor Landing

Access to the loft space and doors opening to all three bedrooms and the bathroom.



Living Room

19' x 11'10

With a bay window facing the front elevation, two radiators and electric fire with feature fireplace. Door off opening to the kitchen and UPVC double glazed French doors opening to the orangery.



Kitchen

21;5 x 8'8 max

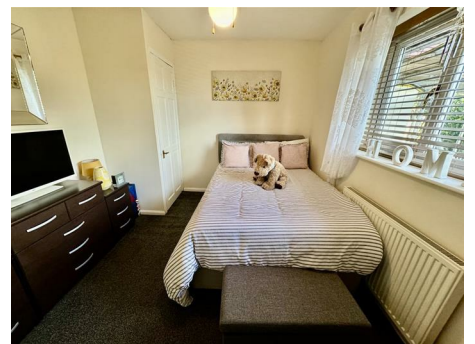
An L shaped kitchen fitted with a range of attractive gloss fronted wall, base and drawer units which are complemented by chrome handles. Ample work surface space houses a stainless steel single sink and drainer unit with a mixer tap and tiled splashback. There is space for a cooker with a fixed extractor hood above space and plumbing for a washing machine and dryer respectively. Radiator and ceramic tiled floor. Access can be gained through UPVC double glazed doors opening to both front and rear elevations of the property.



Bedroom One

11'10 x 9'6

Having two windows facing the front elevation, a radiator and a built-in wardrobe with hanging and shelf above.



Bedroom Two

13'3 x 8'9 max

With a window facing the rear elevation with a radiator below and a built-in shelved cupboard housing a wall

mounted Worcester gas combination boiler (installed in 2023)



Bedroom Three

11'6 x 5'6

With a window facing the front elevation and a radiator.



Bathroom

7'6 x 4'10

Installed with a panel bath with mixer tap and dual head thermostatic shower above with folding protective screen, a vanity unit incorporating a dual flush low level WC along with a wash hand basin with mixer tap. The walls are fully tiled with a radiator ceramic tiled flooring and an opaque window over looking the rear elevation.



Rear Garden

A low maintenance rear garden with an artificial lawn with inset solar spotlights, a golden gravel seating area and a substantial prefabricated shed all enclosed by timber fencing with rear gated access, outside power and light along with a water supply



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

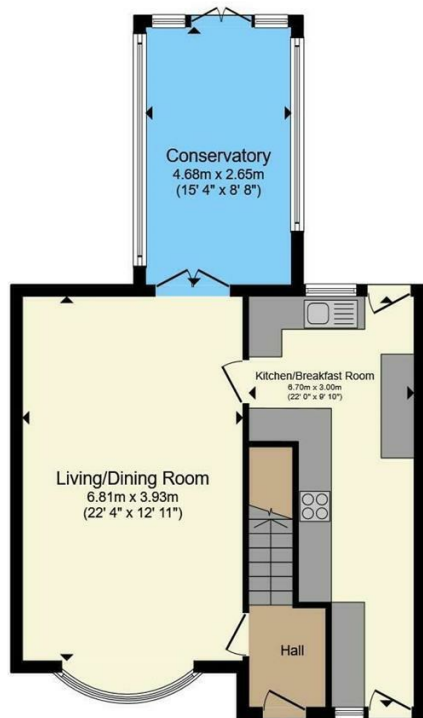
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and

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.

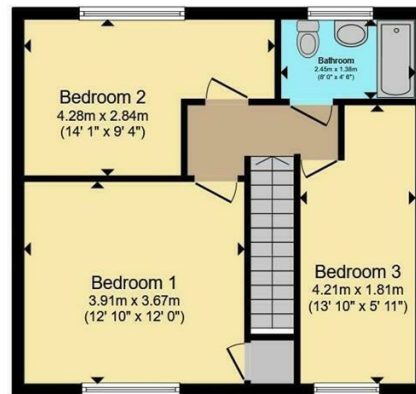
Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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



First Floor



Total floor area 110.4 m² (1,189 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(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	