

Town & Country

Estate & Letting Agents

Main Road, Old Rhosrobin, Wrexham

£158,500



Located off one of Wrexham's main thoroughfare is this two bedroom semi-detached property has been freshly rendered and fitted with a new roof. This property is available with the benefits of no onward chain, with gas central heating and UPVC triple glazing, the property's internal accommodation in brief comprises a spacious living/dining room, kitchen and a contemporary bathroom on the ground floor and two bedrooms on the first floor. Externally to the side of the properties off-road parking with gated access opening to south westerly facing rear garden with a pave patio area, laid lawn with a timber shed position to the rear.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345



Externally front

Position to the side of the property is parking with timber fence side access leading to the rear garden.



Living/dining room

22'1 x 12'9

The property is entered through a composite double front door which opens to a spacious living /dining room with two radiators a window to the front elevation and open staircase rising to the first floor accommodation and an opaque glazed door opening to the kitchen.



Kitchen

11'1 x 10'2

The kitchen is fitted with a range of gloss fronted wall base and drawer units complimented by stainless steel handles with work surface space

housing a resin and a half bowl sink unit with adjustable mixer tap and tiled splashback. There is space for a cooker with an extractor hood above and space and plumbing for a washing machine attached to the wall is a radiator, a window face is the side elevation and an opaque UPVC double glazed door opens to the rear garden.



Bathroom

6'5 x 9'2

Installed with a modern three piece suite comprising a dual flush low level WC pedestal wash and basin with mixer tap and shaped bath with dual head thermostatic shower and protective screen above. The walls are fully tiled with a chrome heated towel rail, opaque windows, face the rear inside elevation and set in the ceiling UPVC ceiling are recessed down lights.

First floor landing

Doors off to both bedrooms.



Bedroom one

12'1 x 9'10

Having a window facing the front, radiator below and the built in cupboard with hanging shelves and a window facing the front elevation.



Bedroom two

12'8 x 9'4

Having a window facing the rear elevation, a radiator and the building cupboard housing combination boiler.



Rear Garden

The rear garden enjoys a sunny south westerly facing orientation with a concrete and paved patio area outside light and water supply and lawn garden with timber shed position to the rear.

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.

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		
(69-80) C		
(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	