

Town & Country

Estate & Letting Agents

Lower Minster, Wrexham

£225,000



A fantastic opportunity to purchase a two bedroom semi-detached bungalow situated in a sought after village location. The property comprises; entrance hall, lounge, kitchen/diner, two bedrooms and bathroom internally. Externally is a large paved patio driveway to front leading to a garage, providing ample off road parking, along with a very well presented lawned garden. To the rear is a continuation of the paving, with further lawned garden and gravelled areas. Viewings come highly recommended!

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

TEL: 01978 291345

Location

The property is situated within a sought after residential area of Borrás, having access to an array of amenities such as shops, cafe, pharmacy and schools. There is a public transport service that operates within the area and the A483 Wrexham to Chester by-pass is only a short distance away, allowing for daily commuting. The picturesque Acton Park is within easy walking distance.



Entrance Hall

Double glazed patio doors into entrance hall. Doors to;



Lounge

16'06 x 11'04

Double glazed patio doors to rear. Radiator.



Kitchen/Diner

17'10 x 9'05

Fitted with a range of wall, base and drawer units. One and a half bowl sink unit. Integrated cooker and hob. Space for fridge/freezer. Space for washing machine. Tiled flooring. Double glazed window to rear x2. Door to rear.



Bedroom One

Double glazed window to rear. Radiator.



Bedroom Two

Double glazed window to rear. Radiator.



Bathroom

Low level W/C. Pedestal wash hand basin. Panel enclosed bath with electric shower and glass screen. Tiled flooring. Double glazed window to rear. Radiator.



Outside

A large paved patio driveway to front leading to a garage, providing ample off road parking. Very well presented lawned garden to front. Further private lawned garden to rear, with continuation of paving.

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

Services (Wrexham)

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

Mortgage Advice (Wrexham)

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.

Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm

Saturday - 9:00am - 4:00pm

Additional Information (Wrexham)

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	