

Town & Country

Estate & Letting Agents

Piercy Avenue, Marchweil

Offers In Excess Of
£165,000



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Description

Situated in the popular village of Marchweil is this well presented, two bedroom semi-detached house. The property comprises a lounge, dining area and kitchen on the ground floor. The first floor landing gives access to both bedrooms and the family bathroom. Externally, there is a shared gravel driveway, a single garage with an up and over door and gardens to the side and rear elevation. This property poses as a fantastic opportunity for first time buyers or investors looking to expand their portfolio.

Directions

From our Wrexham branch, head north-east on King St towards Lord St, turn right onto Duke St, turn left onto Regent St, Regent St turns right and becomes Hill St. Continue onto Vicarage Hill and turn left onto Brook St, continue onto St Giles Way, turn right onto Salop Rd/A525 and continue to follow A525, then turn left onto Elwyn Dr, turn right onto Piercy Ave and the property will be on the left.

Marchweil

Located in the picturesque village of Marchweil, easily commutable to both Wrexham and Bangor-on-Dee with other major road networks in easy reach via A55. Marchweil is well serviced by a selection of local amenities including; Shops, hair dressers, garage and The Red Lion public house. The village also boasts a primary and 16th century church.



Living Room

20'4" x 14'0"

Entering through a UPVC double glazed door, the living room features stairs rising to the first floor accommodation with under stair storage, a window to front elevation with radiator below and a doorway granting access to the dining area.



Dining Area

13'1" x 8'9"

With a UPVC double glazed window to the rear elevation, a radiator, sliding doors the side side patio, and a door leading to the kitchen.



Kitchen

12'5" x 10'9"

The kitchen is fitted with a range of wall and base units with granite effect worksurfaces with an inset stainless steel single drainer sink unit with mixer taps and tiled splashback. Integrated appliances include a built-in electric oven with a ceramic four ring hob above and extractor above. There is also a breakfast bar with a radiator below, a dual wine rack, space and plumbing for washing machine and tall fridge/freezer, a UPVC double glazed window door to the side elevation.

First Floor Landing

The first floor landing offers access to the two bedrooms and the family bathroom.



Bedroom One

17'1" x 16'4"

The principal bedroom has a built-in under roof space storage housing the Alpha gas central heating boiler and time switch, a corner mounted electric

fuse box and a UPVC double glazed window to the front elevation with a radiator below.



Bedroom Two

13'10" x 8'2"

with a UPVC double glazed window to the rear elevation and a radiator below.



Bathroom

The bathroom is fitted with a white four piece suite comprising a panelled bath, a fully tiled, walk-in shower, a low level WC and a pedestal wash hand basin. There is also a frosted UPVC double glazed window to the rear elevation with a radiator below and an extractor.



Externally

Shared gravel driveway. Single Garage with metal up and over door. Rear and side lawns with paved patio area enclosed with wooden panel fencing. Outside tap.



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.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 