

Town & Country

Estate & Letting Agents

Acre View, Acrefair

£139,950



A good sized two bedroom mid-terraced property situated in a popular village location. The property comprises; lounge, kitchen/diner and utility on the ground floor, with two bedrooms and bathroom on the first floor. Externally is a driveway to front providing ample off-road parking, with enclosed patio and garden to rear. Viewings highly recommended!

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

TEL: 01978 291345

Entrance

Door to front entrance porch. Double glazed window to front. Door to:



Lounge

10'2" x 11'9"

Fire display with surround and hearth. Double glazed window to front. Radiator.



Kitchen/Diner

11'4" x 10'4"

Fitted with a range of wall, base and drawer units with complementary work surfaces. 1 & ½ stainless steel sink unit and drainer with splashback tiling. Integrated electric oven and hob with extractor hood over. Space for fridge-freezer. Understairs storage. Tiled flooring. Ample space for dining table and chairs. Double glazed window to rear. Radiator. Door to utility.



Utility Room

6'10" x 4'9"

Worktops. Space for washing machine and dryer. Combi-boiler. Window to rear. Radiator. Door to rear.

Landing

Door to:



Bedroom One

11'10" x 10'2"

Built-in wardrobes. Double glazed window to front. Radiator.

Rear Landing

Loft access. Radiator. Doors to:



Bedroom Two

11'6" x 7'8"

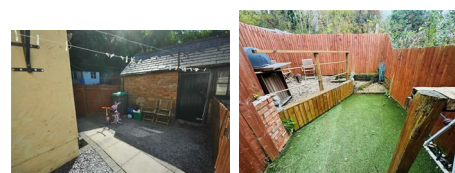
Built-in wardrobe. Fitted storage cupboard. Window to rear. Radiator.



Bathroom

6'10" x 4'7"

Low level W/C. Wash hand basin set in vanity unit. Panel enclosed bath with overhead shower attachment. Fully tiled walls. Heated towel rail. Double glazed window to rear.



Outside

Paved driveway to front providing ample off-road parking. Patio area with blue slate stones leading to shed. Shed leading to a south-facing private garden area.



Garage

Single garage which can be accessed from the rear of the property and via the side of the terrace properties.



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Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

Services

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

Mortgage Advice

Town and Country Property Services 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

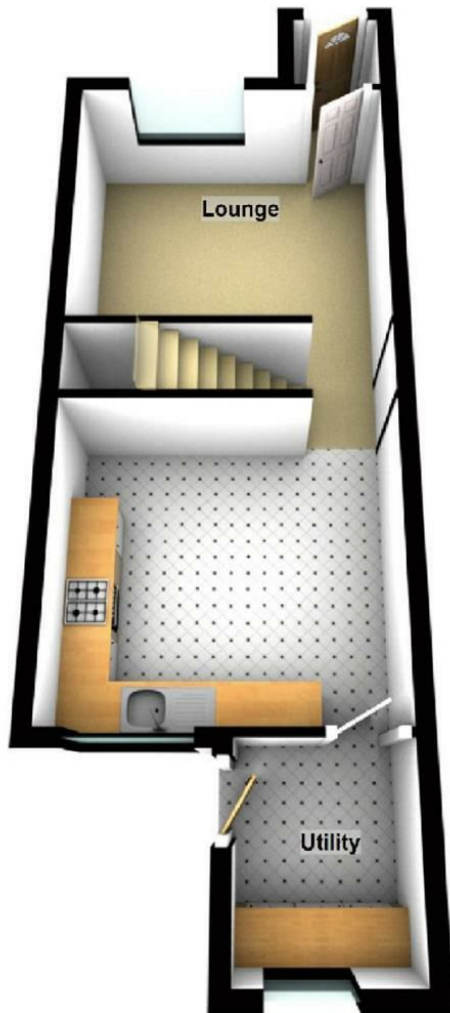
Monday to Friday - 8:30am - 5:30pm

Saturday - 9:00am - 4:00pm

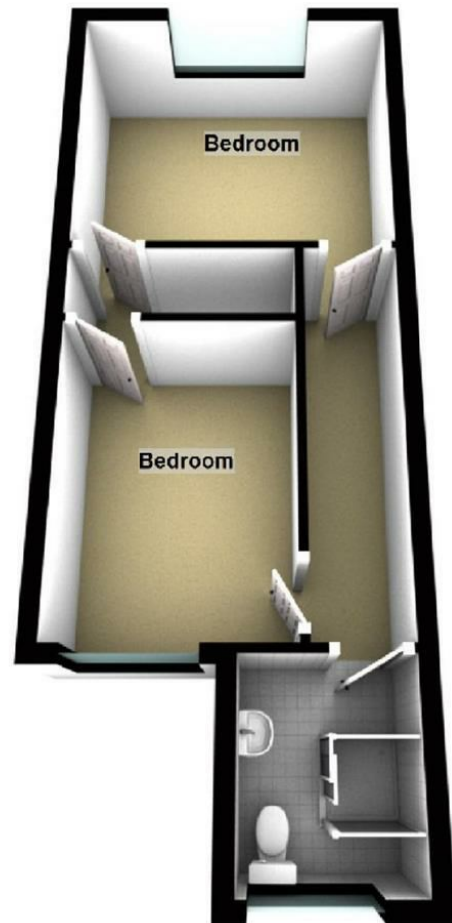
Additional Information

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. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.

Ground Floor



First Floor



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 most 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 