

# Town & Country

Estate & Letting Agents

Fford Estyn, Wrexham

£220,000



Located within the highly desirable Wrexham suburb of Garden Village, this beautifully presented and extended two bedroom semi-detached home which benefits from gas central heating, UPVC double glazing, and in brief comprises an entrance hall, a dining room, kitchen and lounge. The first floor landing offers access to two bedrooms and bathroom. Externally, the front of the property is off-road parking and gated side access that leads to the rear garden, which has a large patterned concrete patio area, lawned and shrubbed garden.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
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TEL: 01978 291345



## Lounge

14'04 x 10'03

Gas fire with brick surround. Double glazed window to front. Double glazed patio doors to rear. Radiator.



## Bedroom One

14'04 x 10'04

Double glazed window to front. Double glazed window to rear. Two built in wardrobes. Radiator.



## Dining Room

9'11 x 9'04

Double glazed window to front. Door to kitchen. Radiator.



## Bedroom Two

11'07 x 9'09

Double glazed window to side. Radiator.



## Kitchen

10'05 x 9'05

Integrated cooker with extractor hood over. Stainless steel 1 1/2 sink unit. Space for fridge/freezer and washing machine. Under stairs storage cupboard. Double glazed window to side. Double glazed window to rear. Door to lounge. Door to dining room. External door to rear of property.



## Bathroom

Pedestal wash hand basin. Low level WC. Panel enclosed bath with mains shower over. Fully tiled. Double glazed frosted window to side.



## Outside

Drive to the front of the property with space for two vehicles. To the rear of the property is a slabbed patio area and large lawned area.

## 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.

## Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm

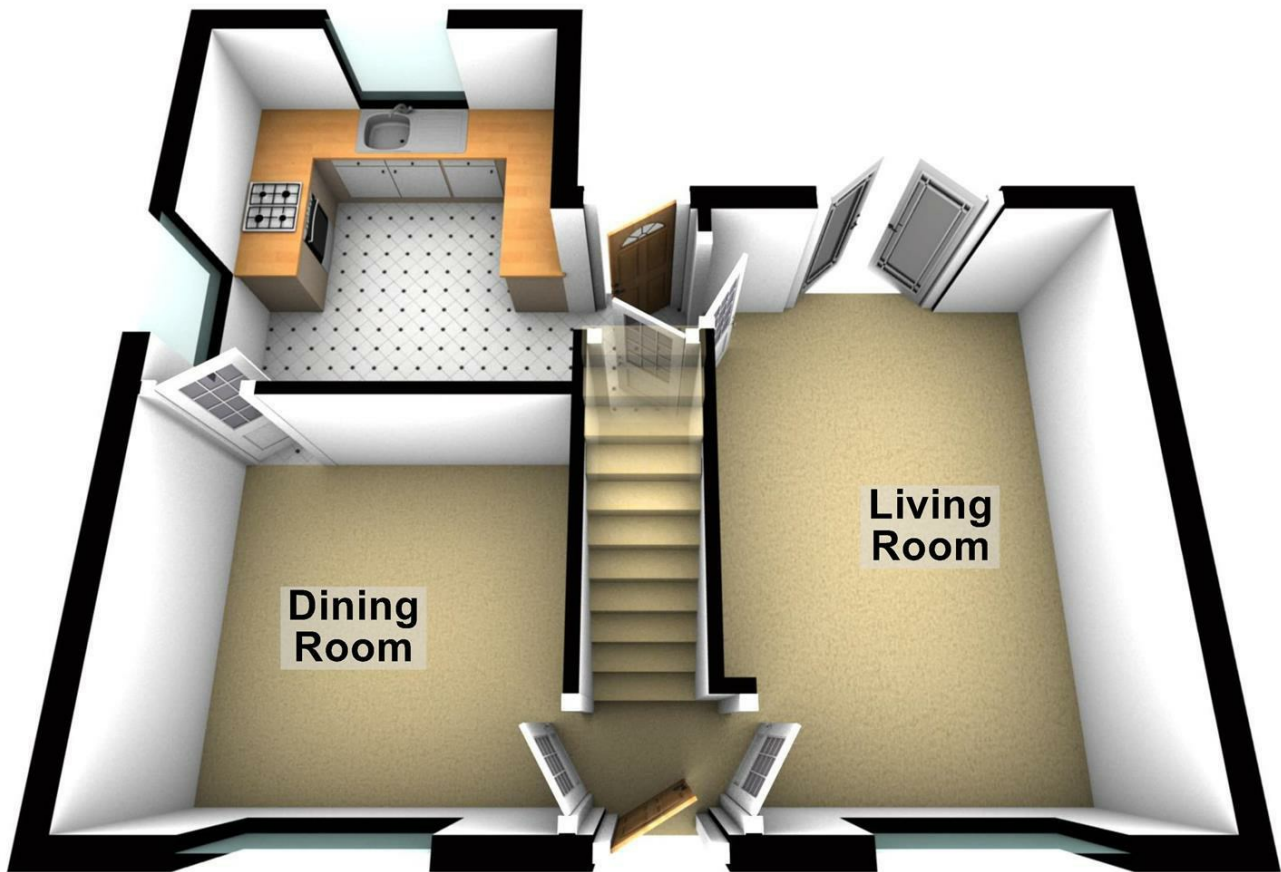
## Additional Information (Wrexham)

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.





## Ground 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) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 