

Town & Country

Estate & Letting Agents

Maes Glan, Rhosllanerchrugog, Wrexham

Offers Over £150,000



Situated within a cul-de-sac three bedroom semi detached property with a generous sized rear garden enjoys the benefit of gas central heating and UPVC double glazing and in brief comprises and entrance hall, living/dining room, kitchen and side hallway, two stores and a WC off. The first floor landing allows access to two double bedrooms, a single bedroom and to a bathroom with a separate WC.

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Externally Front

The property is approached through a timber gate opening to a small lawn courtyard and concrete pathway leading to the front door which has a canopy above and light to the side.

Entrance Hall

The property is entered through UPVC stained glass opaque double glazed front door which opens to an entrance hall with timber laminate flooring, a radiator, stairs of rising to the first floor accommodation with storage cupboard below and doors opening to the living/dining room and to the kitchen.



Living Room/ Dining Room

22'5 x 11'2

With a bay window facing the front elevation, two radiators, timber laminate flooring and further window looking out over the rear garden.



Kitchen

14'7 x 9'9

The kitchen is fitted with the range of lightwood grain effect wall, base and drawer units with stainless steel handles. Ample work surface space housing a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback. There is space for a cooker with an extractor hood above, space and plumbing for a washing machine and dryer, wall mounted gas combination boiler, a window facing the rear and a smaller second window facing the side elevation. Timber door off opens to the side hallway



Side Hallway

With access from the outside available through an opaque UPVC double glazed door and having doors off opening to large store, a second smaller store and a WC.

First Floor Landing

Having a window facing the side

elevation at the turn in the staircase, a window facing the front elevation a shelved linen cupboard, access to the loft and doors off to all three bedrooms and the bathroom with separate WC



Bedroom One

11'4 x 9'8

With a window facing the front elevation with the radiator below.



Bedroom Two

11'1 x 10'

Having a window facing the rear elevation with radiator below and a built-in wardrobe.



Bedroom Three

8'5 x 6'3

Window to the rear elevation and a radiator.



Bathroom

6'6 x 5'1

Installed with a white panel bath with electric shower and protective screen above along with a pedestal wash hand basin, radiator, partially tiled walls with an opaque window to the side elevation. Positioned next to the bathroom is a separate WC

Separate W/C

6'6 x 2'

Installed with a low level WC and opaque window to the side elevation.



Externally Rear

With Timber gated side access leading to the generous sized, fan shaped garden with concrete pathway predominantly laid to lawn enclosed by some hedging and a series of timber fence panels with concrete posts

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

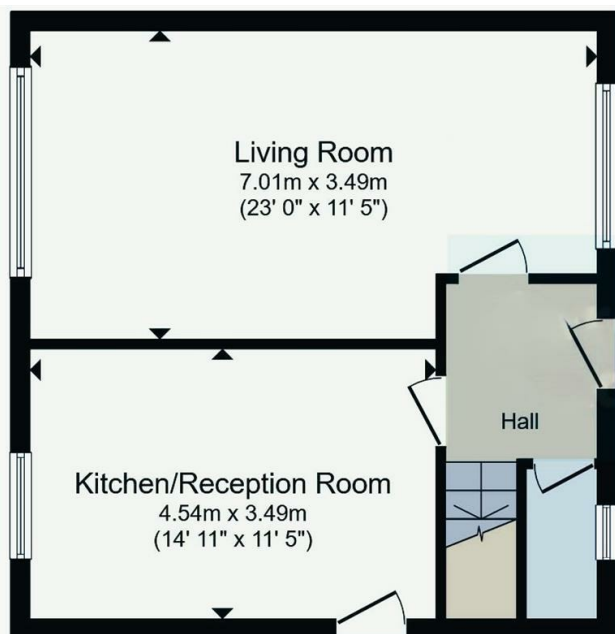
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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

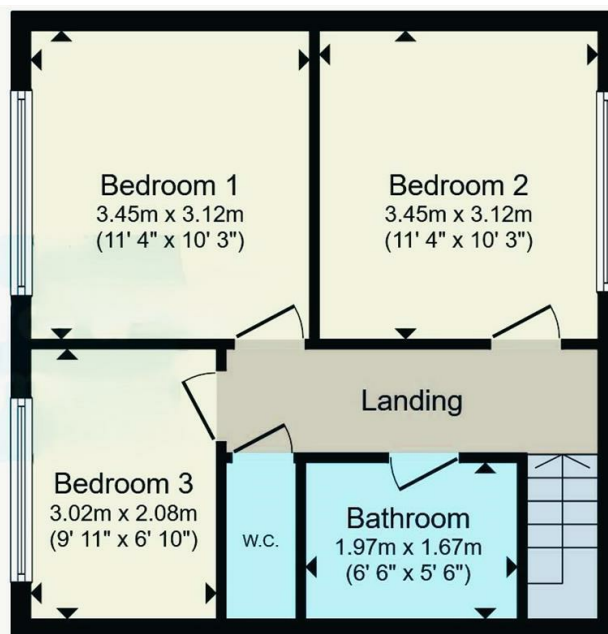
of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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.



Ground Floor



First Floor

Total floor area 83.3 m² (897 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.