

Town & Country

Estate & Letting Agents

Hall View, Caego, Wrexham

£175,000



Located within a cul-de-sac of properties offering easy access to Wrexham city centre, local motorway networks and a host of day-to-day facilities, including shops, schools and supermarkets as well as the Plas Coch retail park.

This two bedroom semi detached property enjoys the benefits of UPVC double glazing along with gas central heating and internal accommodation comprising an entrance porch, living room, kitchen/diner and a first floor landing offering access to two double bedrooms and a spacious shower room. This property is available with the benefits of no onward chain.

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Externally Front

To the front of the property is a low maintenance slate chip garden with a driveway running alongside the property providing off-road parking.

Entrance Hall

The property is entered through a leaded and stained glass UPVC double glazed front door which opens to an entrance porch with an opaque window to the front elevation and a door opening to the living room.



Living Room

18'10 x 11'7

With timber laminate flooring, a window facing the front elevation with a radiator below, an electric fire with feature surround, a second radiator, an open staircase rising to the first floor accommodation and the door opening to the kitchen/dining room.



Kitchen/ Dining Room

11'7 x 8'5

Fitted with wall, base and drawer units

along with the display cabinet.

Worksurface space houses a stainless steel single drainer sink unit with tiled splashback, there is space and plumbing for a washing machine, a radiator, and under stairs storage cupboard along with a window facing the rear elevation and then UPVC double glazed door opening to the rear garden .

First Floor Landing

With a radiator, access to the loft doors opening to both bedrooms and the shower room.



Bedroom One

11'7 x 8'10

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



Bedroom Two

11'7 x 8'1

With a window facing the rear elevation, radiator and built-in cupboard housing the Worcester gas combination boiler.



Shower Room

8'2 x 5'7

Previously having had a bath, which has been removed and in its place an oversize shower enclosure with panelled walls and a dual head thermostatic shower has been placed, along with a dual flush low level WC and pedestal wash hand basin, radiator and an opaque high-level window to the side elevation.

Garage

15'2 x 7'9

A prefabricated garage with a UPVC double glazed door to the front and a single glazed window to the side.



Externally Rear

To the rear of the property is a low maintenance garden with a paved patio area, golden gravel tiered garden enclosed by timber fence panels with the woodland directly to the rear.

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.

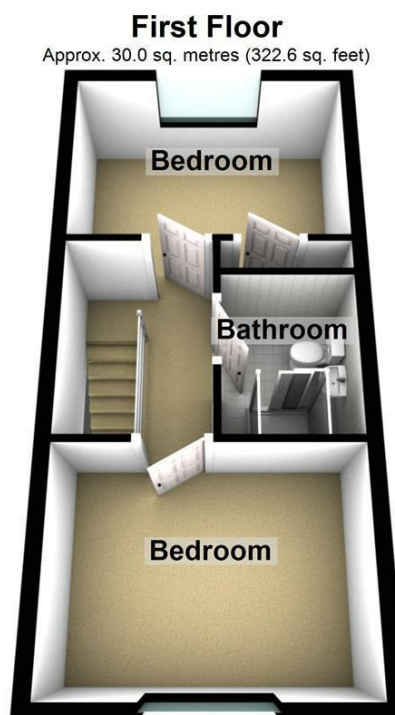
Mortgage Advice

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.



Total area: approx. 61.0 sq. metres (657.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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

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.