

Town & Country

Estate & Letting Agents

Whalleys Way, Acrefair, Wrexham

£125,000



Ideally located for easy access to local motorway networks and a host of day-to-day facilities this well-presented property enjoying gas central heating and UPVC double glazing along with both front and rear gardens and internal accommodation in brief comprising an entrance hall, living room, kitchen and the first floor landing offering access to two double bedrooms.

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Externally Front

The front garden is laid to lawn with a concrete pathway leading to the front door and timber side access opens to the side of the property with a light and leads to the rear garden.

Entrance Hall

The property is entered through a UPVC double glazed front door which opens to an entrance hall with a window to the side elevation, a radiator, stairs off rising for the first floor accommodation and doors opening to the living room and kitchen.



Living Room

19'1 x 10'7

A double aspect room with a window facing the front elevation and a UPVC double glazed French door opening to the rear garden, two radiators, an electric fire with a feature Adam style surround and marble hearth and with engineered oak flooring throughout.



Kitchen

11'7 x 7'2

The kitchen is fitted with a range of light wood grain effect wall, base and drawer units with work surfaces housing stainless steel single drainer sink unit with mixer tap and tile splashback. There is space for a cooker, space and plumbing for a washing machine, a wall mounted gas boiler, a radiator, window to the rear elevation and a smaller opaque window to the side elevation and an opaque UPVC double glazed door also opening to the side elevation.

First Floor Landing

With a window facing the side elevation, access to the loft and doors opening to both double bedrooms and to the bathroom.



Bedroom One

13'9 x 8'8

Having a deep built in cupboard over the stairs, timber laminate flooring, a window to the front elevation with a radiator below.



Bedroom Two

9'10 x 9'9

With a window facing the rear elevation, a radiator and airing cupboard.



Bathroom

5'6 x 6'5

Installed with a modern white three-piece suite comprising a panel bath with mixer tap and handheld shower extension along with an electric shower fixed above, dual flush low level WC and pedestal wash hand basin, fully tiled walls with a radiator and opaque window facing the rear elevation.



Rear Garden

Rear garden is laid to lawn with an outside water supply, two outbuildings one having power the other used as a store.

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

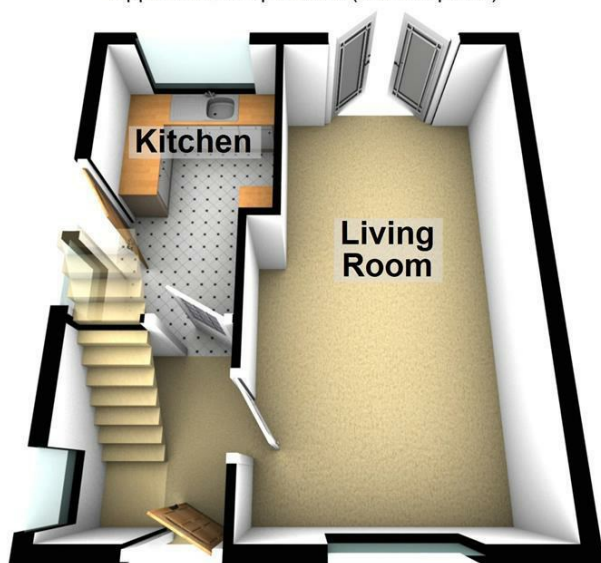
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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.

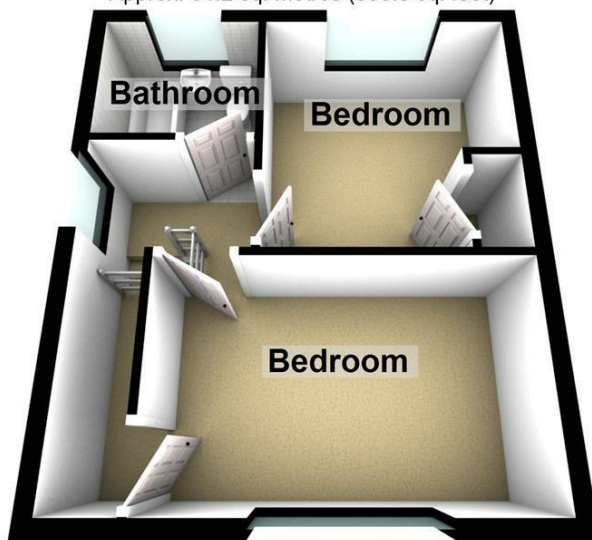
Ground Floor

Approx. 31.2 sq. metres (335.8 sq. feet)



First Floor

Approx. 31.2 sq. metres (335.8 sq. feet)



Total area: approx. 62.4 sq. metres (671.7 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(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	

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.