

Town & Country

Estate & Letting Agents

High Street, Ffrith, Wrexham

Offers In Excess Of
£179,950



Located at the heart of this highly desirable, rural Village offering easy access to Wrexham along with local motorway networks and the host of amenities this beautifully presented, two-bedroom semi-detached home should be viewed to be fully appreciated. With the benefit of oil central heating and UPVC double glazing.

In brief the property comprises an inviting living room, a dining room, a lovely recently installed kitchen and the first-floor landing which offers access to the loft, to 2 bedrooms and to a stunning four-piece bathroom suite. Externally to the front of the property is a forecourt garden along with the driveway to the side leading to the detached garage and timber access to an enclosed predominantly paved rear garden which enjoys a sunny south Westerly facing orientation.

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

TEL: 01978 291345

Front

To the front of the property is a low brick wall with a chipped back and scrubbed garden and paved steps rising to the front door alongside which is an external courtesy light. A driveway position to the side of the property leads to the detached garage and timber side access which opens to the rear.



Living Room

13'9" x 11'5"

The property is entered through an opaque PVC double glaze front door which opens to an inviting living room with timber laminate flooring, a window facing the front elevation with a radiator below a high-level meter cupboard, stairs off rising to the first floor accommodation with turned iron balustrades and featuring a beautiful cast iron multifield stove sitting on a slate hearth below an oak mantle. A partially glazed door off opens to the dining room.



Dining room.

11'5" x 10'2"

With a continuation of the timber laminate flooring from the living room to a dining room with a radiator, a UPVC double glazed door with integrated blind opening to the rear garden and a partially glazed internal door opening to the kitchen.



Kitchen

10'9" x 7'2"

Stunning kitchen fitted with a range of wall base and draw units with inset doors and drawers complimented by brass coloured handles and marble effect works surfaces which has a resin single bowl sink unit with adjustable mixer tap and tiled splashback. Integrated appliances include a stainless-steel oven, microwave oven, induction hob with extractor hood above and fridge freezer. There is also plumbing for a washing machine, and anthracite column style radiator and windows facing both rear and side elevations.

First Floor Landing

With a window to the side elevation, a radiator, access to the loft via a retractable wooden folding ladder and with stripped pine doors off opening to both double bedrooms and to the bathroom suite.



Bedroom One

10'11" x 8'11"

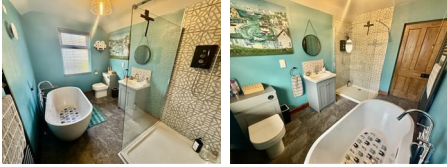
Having a window facing the front elevation, a radiator and a strip pine latch door opening to a wardrobe with Light.



Bedroom Two

10'0" x 3'3" x 8'0"

With a window facing the rear elevation and a radiator.



Bathroom

10'9" x 7'2"

A beautiful four piece bathroom suite installed with a standalone bath and Central mixer tap with handheld shower extension, in oversized corner shower enclosure with electric shower, a dual flush low-level WC and a vanity unit housing a wash and basin with mixer tap. The walls are partially tiled with an anthracite tower, towel rail and an opaque window facing the rear elevation.



Loft Room

With power, a double glazed skylight facing the rear elevation, exposed beams and a timber panel ceiling



Rear Garden

Enjoying a lovely sunny south-westerly orientation the rear garden is a relatively low maintenance being predominantly paved with outside light, power and water supply, an open brick storage area and a UPVC door which opens to the boiler house.

Boiler House

Access to a UPVC door with an opaque UPVC double glazed window to the side, a quarry tile floor and Light and housing a floor standing oil boiler.

Garage

Access to a UPVC door with an opaque UPVC double glazed window to the side, a quarry tile floor and Light and housing a floor standing oil boiler.

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.

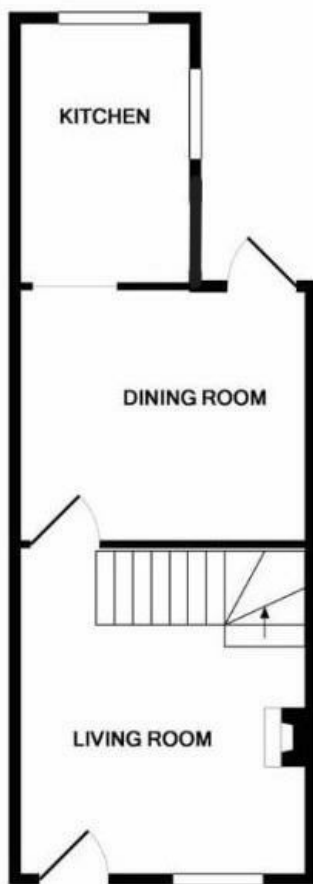
Services (Wrexham)

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

Hours of Business

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


Saturday - 9:00am - 4:00pm



GROUND FLOOR



1ST FLOOR

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 	

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.