

# Town & Country

Estate & Letting Agents

Overton Way, Wrexham

£180,000



Situated within this popular Wrexham suburb, this two bedroom semi-detached property spacious internal accommodation benefiting from UPVC double glazing and gas central heating and then brief comprising a good size of living room, and in the hallway which offers access to a kitchen and garden room and off the first floor landing are two double bedrooms and a bathroom. Internally to the front of the property is a lawn garden and the rear garden which enjoys a predominantly southerly facing orientation, has a brick outbuilding and is predominantly lawned with a paved patio area

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## Externally front

To the front of the property is a lawned garden with an outside light and side access which leads to the garden room.



## Living room

17'6 x 15'6

The property is entered through a UPVC front door with an opaque glazed side panel and two windows facing front elevation along with recessed downlights and two radiators. An internal door opens to the inner hallway.

## Inner hallway

11'9 x 5'7

With a radiator and a staircase rising to the first floor accommodation and internal door opens to the kitchen and a opaque UPVC double glazed door opens to the garden room.



## Kitchen

9'2 x 11'2

The kitchen is fitted with wall base and draw units with work surfaces housing a ceramic single drainer sink unit with mixer tap and tiled splashback, there is space and plumbing for a washing machine, space for a cooker with an extractor hood above, a radiator and a window facing the garden room.



## Garden room

12'9 x 10'3

With a radiator, a UPVC double glazed frame with a UPVC panel ceiling and door opening to the rear garden.



## Bedroom one

15 x 10'8

With a window facing the front elevation, radiator below, two built-in wardrobes.



## Bedroom two

10'1 x 9'6

With a window face in the rear elevation, radiator and a built-in double wardrobe.



## Bathroom

5'4 x 5'6

Installed with a panel bath with thermostatic shower above, dual flush

low level WC and wash and basin with vanity unit, a radiator, tiled walls and ceramic tile floor with an opaque window facing the rear elevation.



### Rear garden

Predominately laid lawn with a patio area enclosed by timber fence panels and having access to a brick outbuilding.

### 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.

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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	