

Town & Country

Estate & Letting Agents

The Meadows, Gwersyllt

£169,950



Ideally located for easy access to Wrexham, local motorway networks and a host of day-to-day facilities and amenities. This two bedroom semi-detached home benefits from central heating and UPVC double glazing. With internal accommodation comprising an entrance hall, kitchen, living room and first floor landing offering access to a bathroom and two double bedrooms. Externally to the front of the property is a lawn garden with a driveway running along the side of the property leading to a detached garage and to a generous sized rear garden, predominantly laid to lawn with established shrubs with a paved patio area and enclosed by a combination of timber fence panelling and hedging.

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Externally Front

With a lawned garden, paved off-road parking and a carport to the side with outside water supply and light.



Entrance Hall

12'3 x 5'6

The property is entered through an opaque UPVC double glazed door which opens to an entrance hall with a radiator, doors off opening to the living room and kitchen and stairs rising to the first floor accommodation with spindle balustrades and storage cupboard below.



Living Room

14'8 x 13'3

With wood grain effect laminate flooring, a window to the side and rear elevation, a radiator and UPVC double glazed French doors opening to the rear garden.



Kitchen

12'8 x 7'2

The kitchen is fitted with a range of lightwood grain effect wall, base and drawer units complimented by stainless steel handles. Works surface space houses a stainless steel single drainer sink unit with mixer tap. Integrated appliances include stainless steel oven, hob and extractor hood along with base level fridge and freezer and space and plumbing for a washing machine. The walls are partially tiled with a radiator and windows facing both the front and side elevations with a UPVC double glazed door opening to the side elevation of the property.



First Floor Landing

With access to the loft and doors off opening to the airing cupboard to both double bedrooms and to the bathroom.



Bedroom One

13'3 x 9'1

Having two windows facing the rear elevation with radiator below.



Bedroom Two

13'2 x 10'1

Two windows face the front elevation, radiator and a built-in storage cupboard over the stairs along with a fitted double mirror wardrobe.



Bathroom

7' x 6'3

Installed with a panel bath with electric shower and screen above, low level WC

and pedestal wash hand basin, fully tiled walls and radiator along with an opaque window facing each side elevation.

Rear Garden

A generous size rear garden with paved patio area with outdoor light, along with split level lawned and shrubbed gardens and close by a combination of fencing and hedging.

Services

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

Tenure - Freehold

Council Tax Band - C

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.

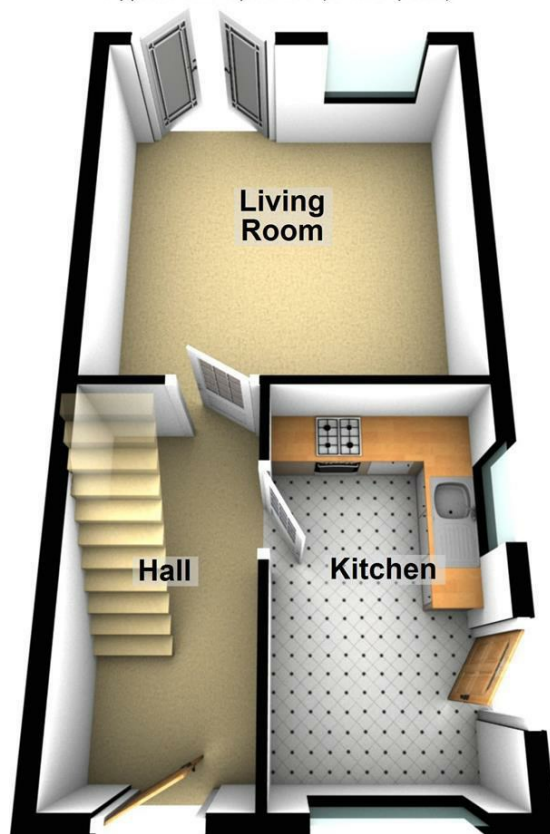
Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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. 34.5 sq. metres (371.2 sq. feet)



Total area: approx. 69.0 sq. metres (742.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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.