

Town & Country

Estate & Letting Agents

Oakdale, Ponciau, Wrexham

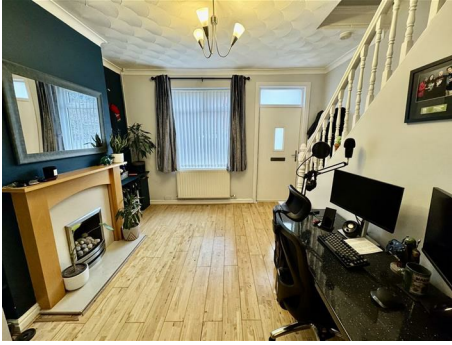
£125,000



Situated within this popular village to the south of Wrexham, and benefiting from UPVC double glazing and gas central heating this two double bedroom terraced property comprises a sitting/dining room, living room, kitchen and ground floor bathroom and the first floor landing offering access to two double bedrooms. To the rear of the property is an enclosed paved courtyard garden.

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

TEL: 01978 291345



Sitting Room

12'6 x 10'7

The property is entered through a recently installed opaque double glazed composite front door which opens to engineered timber flooring, a window facing the front elevation with radiator below, a living flame gas fire with marble hearth and Adam style surround, stairs of rising to the first floor accommodation with a spindle balustrades and an open through way leading to the living room.



Living Room

11'8 x 12'6

With a continuation of the flooring from the sitting room into a living room with a window facing the rear elevation with a radiator below, fitted shelving to either side of the flue, and under stairs storage cupboard and glazed door opening to the kitchen.



Kitchen

8'6 x 5'6

Having a ceramic tile floor and recently fitted with grey wall, base and drawer units which are complimented by stainless steel handles with work surfaces housing a stainless steel single drainer sink unit with mixer tap. Integrated appliances include a stainless steel oven, hob and extractor, there is space for a tall fridge freezer and plumbing and space for washing machine, a window facing the signed elevation and a UPVC opaque double glazed door opens to the rear courtyard .



Bathroom

5'5 x 4'6

The bathroom is installed with a modern white three-piece suite comprising a panel bath with thermostatic shower and protective screen above, dual flush low level WC and wash hand basin, tiled walls with a chrome heated towel rail and opaque window facing the side elevation and set within the ceiling are recessed downlights.

First Floor Landing

Having doors off opening to both double bedrooms.



Bedroom One

13'6 x 11'1

With two windows facing the front elevation, a radiator and timber laminate flooring.



Bedroom Two

12'5 x 9'5

With a window facing the rear elevation, a radiator below and timber laminate flooring. With a built-in cupboard housing the gas combination boiler, which was installed in 2021.



Externally Rear

To the rear of the property is a paved enclosed courtyard with iron gated rear pedestrian access and a light.

Services

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

Tenure - Freehold

Council Tax Band - B

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 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.

