

# Town & Country

Estate & Letting Agents

Glaslyn, Acrefair

£112,500



Situated on a corner of plot in a location offering easy access to Wrexham, Oswestry and Llangollen as well as to a host of day-to-day amenities, this two bedroom property benefiting from UPVC double glazing and gas central heating in brief comprises and entrance hall, kitchen/dining room, living room and a rear hallway with stairs off to the first floor accommodation. The first floor landing offers access to two double bedrooms as well as to a bathroom with separate WC. Externally the corner plot is predominantly laid to lawn with conifer hedging whilst the rear garden has double iron gates opening to offer parking position to the front of a single garage and alongside a lawn and shrub garden.

**\*\* NO ONWARD CHAIN \*\***

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## Externally Front & Side

The property is approached through a timber gate opening to a concrete pathway which leads to the front door. Situated on a corner plot which is predominantly laid to lawn with conifer hedging.

## Entrance Hall

A UPVC double glazed door opens to ceramic tile flooring, a folding door opening to a storage cupboard with a light and then internal door opening to the kitchen/dining room.



## Kitchen

17'4 x 8'4

The kitchen is fitted with Light oak style wall, base and drawer units with work surface space housing a stainless steel single drainer sink unit with mixer tap and tiled splashback. There is space for a cooker with a fixed stainless steel extractor hood above, space and plumbing for a washing machine, a ceramic tile floor, radiator and windows facing both front and rear elevations. A door off opens to the rear hall.



## Rear Hall

With a ceramic tile floor, double lever doors opening to a storage cupboard, a door off opening to the living room and stairs rising to the first floor accommodation and opaque UPVC double glazed door opening to the rear of the property.



## Living Room

14'7 x 9'10

With a window facing the front elevation, a radiator and a feature fireplace.



## First Floor Landing

With a window facing the rear elevation, a radiator, a built-in storage cupboard with hanging and high-level shelving, a second built in cupboard which houses the Worcester gas combination boiler. Doors off open to both bedrooms as well as the bathroom and separate WC.



## Bedroom One

11'10 x 9'4

Fitted with a range of light wood grain effect wardrobes, drawers and high-level storage cupboards, a window faces the front elevation.



## Bedroom Two

11'8 x 8'6

Having a radiator, built in cupboard along with a range of fitted wood grain effect wardrobes with high-level storage cupboards above and a window facing the front elevation.



## Bathroom

5'9 x 5'4

Installed with a coloured suite comprising a panel bath with electric shower above, a pedestal wash hand basin, fully tiled walls with a radiator and opaque window facing the rear elevation.



## Separate WC

4'7 x 3'2

Installed with a low-level WC and having an opaque window facing the rear elevation.



## Rear Garden

With a continuation of the lawn garden to the side of the property the rear garden itself is accessed through single timber gates which then open via double iron gates to off-road parking alongside a lawn and shrub garden and is positioned in front of the garage. Directly outside the front door is a concrete wall courtyard With access to an outbuilding.

## 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.

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.

