

# Town & Country

Estate & Letting Agents

Top Farm Road, Rhosrobin

Offers Over £200,000



TOWN AND COUNTRY ARE DELIGHTED TO PRESENT THIS THREE BEDROOM SEMI DETACHED PROPERTY TO THE MARKET. SITUATED CLOSE TO WREXHAM TOWN CENTRE AND ROAD LINKS CONNECTING TO CHESTER AND SURROUNDING AREAS. THE ACCOMMODATION BRIEFLY COMPRISES; ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN AND CLOAKROOM ON THE GROUND FLOOR. TO THE FIRST FLOOR THERE ARE THREE BEDROOMS, BATHROOM, EN SUITE. OUTSIDE THERE IS A OFF ROAD PARKING, GARAGE AND GARDENS. VIEWING ESSENTIAL. IDEAL FIRST TIME PURCHASE. NO ONWARD CHAIN.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345



## Porch/ Hall

Door to front, storage shelving, radiator, doors off to:



## Lounge

14'0" x 8'7"

Window to front, coved ceiling, radiator.



## Dining Room

10'7" x 7'6"

Double doors to rear. Radiator



## Kitchen

9'9" x 7'8"

Window to rear. Range of wall, base and drawer units with complimentary work surfaces, four ring hob, stainless steel

sink unit, space for fridge freezer, space for washing machine, doors to rear.



## Downstairs W/C

Window to front. Low level WC, wash hand basin,

## Landing

Window to side. Loft access, doors off to;



## Bedroom One

12'4" x 7'8"

Window to front. Built in wardrobes, radiator, door to en suite



## En Suite

Window to front. Low level WC, pedestal wash hand basin, corner shower cubicle with mains shower over, part tiled walls,



## Bedroom Two

10'5" x 8'2"

Window to rear, radiator



## Bedroom Three

7'4" x 5'9"

Window to rear, radiator



## Upstairs Bathroom

Low level WC, pedestal wash hand basin, panel enclosed bath, part tiled walls, radiator

## Garage

Up and over door,



## Garden

To the front is a lawned area and tarmac driveway, off road parking. To the rear is a lawned garden with path.



## Additional Photo

## Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN & COUNTRY I.E.A. ON WREXHAM 291345.

## To Make an Offer

### TO MAKE AN OFFER

If you would like to make an offer please contact the Office and one of the Team will assist you further.

## Services

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

## Mortgage Advice

Town and Country Property Services 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.

## Hours Of Business

Monday to Friday - 8.30 am - 5.30 pm  
Saturday - 9.00 am - 4.00 pm  
Sunday - CLOSED

## 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.

