

# Town & Country

Estate & Letting Agents

Piercy Avenue, Marchwiel, Wrexham

Offers In The Region Of  
£210,000



Situated in this ever popular village just a short drive from Wrexham City Centre and on the cusp of the countryside, this well presented light and spacious, three bedroom semi detached property enjoys the benefits of gas central heating along with UPVC double glazing, With accommodation in brief comprising an inviting entrance hall, living room , a beautiful contemporary kitchen/dining room and first floor landing offering access to three good sized bedrooms, bathroom and separate WC. Externally to the front of the property is ample gravel off-road parking with gated side access leading to a generous size rear garden being predominantly laid to lawn with a paved patio area and enjoying a sunny South facing orientation.

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## Externally Front

Having gravel off-road parking with paved pathways, an outside water supply and light and timber side access opening to the rear garden.

## Externally front

Having gravel off-road parking with paved pathways, and outside water supply, light and timber fence side access opening to the rear garden.



## Entrance hall

12'4 x 7'7

An inviting entrance hall entered through an opaque UPVC double glazed front door which opens to stairs rising to the first floor accommodation with a storage cupboard below, a radiator and doors opening to the living room and kitchen/dining room.



## Living room

12'8 x 9

With a window facing the rear elevation, a radiator and an ornamental fireplace with oak mantle.



## Kitchen/dining room

21'4 x 12'9

A beautiful contemporary fitted kitchen with matching island unit and recessed foot lights. The units of gloss grey wall base and draw with attractive work surfaces housing a stainless steel one and a half bowl sink unit with mixer tap. Integrated appliances include a Bosch oven induction hob and extractor hood. Along with an AEG dishwasher and Bosch microwave. The flooring is wood grain effect timber laminate, there are two radiators, a window facing the front elevation, UPVC double glaze French doors opening to the rear garden and a UPVC double glazed door opening to the side passageway which itself has a further UPVC double glazed door which opens to the front of the property and to lay doors one of which opens to Room WC and the other to an outbuilding measuring 5'8"x5'3" and having space and plumbing for the washing machine along with power and light along with an opaque window to the side elevation.



## First floor landing

The first floor landing has access to the loft space, a radiator doors off to all three bedrooms and the bathroom and separate WC.

## Bedroom one

10'2 x 9'8

With wardrobes fitted along the length of one wall and having a window facing the rear elevation with the radiator below.

## Bedroom two

12'6 x 9

Having a window facing the rear elevation with radiator below.

## Bedroom three

9'5 x 7'5

With a radiator and window facing the front elevation.

## Bathroom

7'4 x 5

Installed with a three-piece white Suite comprising a paddle bath along with a wash hand basin and corner shower enclosure with thermostatic shower, fully tiled walls with a radiator and two opaque windows facing the front elevation.

## Separate WC

Installed with a dual flush low level WC, partially tiled walls and a opaque window facing the side elevation.

## Externally rear

With timber side access which leads past a brick outbuilding with opaque PVC double glazed window to the rear and continuing to a matching paved patio area with light along with a large lawned garden enclosed predominantly by timber fence panels and hedging and enjoying a lovely sunny southerly facing orientation.

## 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.

## Ground Floor

Approx. 62.9 sq. metres (676.8 sq. feet)



## First Floor

Approx. 44.9 sq. metres (482.8 sq. feet)



Total area: approx. 107.7 sq. metres (1159.6 sq. feet)

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.

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