

Town & Country

Estate & Letting Agents

Delph Road, Acrefair

Offers In Excess Of
£199,950



This generously proportioned semidetached property benefiting from gas central heating and UPVC double glazing in brief comprises an entrance hall, living room with a door off opening to sitting/playroom along with an open Thruway to a dining room which is south facing and has UPVC double glazed French doors opening to the rear garden And a large open through way to a gloss white fitted kitchen. The first-floor landing offers access to a white three-piece bathroom suite and three double bedrooms. Externally to the front of the property is ample off-road parking along with slate chip and shrubbed gardens and gated side access Leading to a low maintenance predominantly paved garden enclosed by fence panels.

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Externally Front

To the front of the property is concrete off-road parking for several vehicles with slate chip and shrub gardens, an external light positioned to the right hand side of the front door and gated side access leading to the rear garden.

Entrance Hall

The property is entered through a leaded glass double glazed composite front door which opens to ceramic tile flooring, a radiator, a window facing the side elevation and door opening to the living room.



Living Room

14'5 x 11'8

Having wood grain effect laminate flooring, a radiator, a window facing the front elevation, a door opening to the playroom/sitting room and featuring an electric fire with woodgrain effect contemporary surround. An open through way leads to the dining area.



Dining Area

15'5 x 10'7

Having a continuation of the wood grain effect laminate flooring with UPVC double glazed French doors opening to the garden, a radiator and open through way to the kitchen.



Kitchen

11'3 x 8'7

Once more, the kitchen has woodgrain effect laminate flooring and is fitted with a range of gloss white wall, base and drawer units complimented by stainless steel handles. Ample work surface space housing a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel double oven, 5-ring gas hob and extractor hood along with a dishwasher. A window faces the rear elevation and an open throughway leads to the rear porch.

Rear Porch

5' x 4'

Having ceramic tile flooring, a window to the rear elevation, space and plumbing for the washing machine and a UPVC double glazed back door off.

First Floor Landing

Having railings with glass balustrade, woodgrain effect laminate flooring, a window facing the side elevation with the radiator below, access to the loft via retractable folding ladders and a deep built in over stairs storage cupboard. Doors off open to all three bedrooms and to the bathroom.



Bedroom One

11'9 x 9'9 max

Having a window facing the rear elevation with a radiator below and wood grain effect laminate flooring



Bedroom Two

12'3 x 8'3

With a window facing the front elevation, radiator below and woodgrain effect laminate flooring.



Bedroom Three

11'4 x 7'7

Having wood grain effect laminate flooring, two windows facing the front elevation and a radiator.

Bathroom

7'9 x 5'7

Installed with a white three-piece suite comprising a panel bath with thermostatic shower and protective screen above, a dual flush low-level WC, pedestal wash hand basin, fully tiled walls with a chrome heated towel rail and opaque window to the rear elevation along with the ceramic tile floor.

Rear Garden

Low maintenance rear garden being predominantly paved with outside light, timber shed and enclosed by a series of fence panels.

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.

