

Town & Country

Estate & Letting Agents

Mile Barn Road, Wrexham

£210,000



Situated in a highly popular area of Wrexham this two bedroom semi-detached bungalow, enjoying the benefits of both gas central heating and UPVC double glazing. With accommodation in brief comprising an entrance hall with a built-in cloak cupboard off along with a shelved airing cupboard with radiator, and doors off opening to a kitchen fitted with a range of light wood grain wall base and drawer units, a spacious living room, three-piece white shower room and two bedrooms. Externally to the front of the property is a lawn garden with a driveway leading along the side of the property to a detached garage and timber gated side access to a lawn and shrub rear garden. This property could be purchased with no onward chain.

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Externally Front

To the front of the property is a predominantly lawn garden with driveway running alongside providing ample off-road parking and leading to the detached garage and gated side access to the rear garden. There is also an external water supply and light.

Entrance hall

The property is entered through an opaque UPVC double glazed Front door which opens to ceramic tile flooring and an entrance hall with a radiator, a built-in cloaks cupboard housing the gas combination boiler, a second shelved linen cupboard with a radiator, access to the loft space with a retractable ladder, recessed downlights and doors opening to the kitchen, living room, both bedrooms and shower room.



Kitchen

9'3 x 8'1

Installed with light wood grain effect wall base and drawer units complimented by stainless steel handles. Worksurface space incorporating a breakfast bar and houses a stainless steel single drainer sink unit with mixer tap and tiled splashback. Integrated appliances included stainless steel double oven hob and extractor hood, along with a dishwasher and fridge with space and plumbing for a washing machine. The floor is ceramic tiled, there is a

radiator, recessed fan light set within the ceiling and a window facing the front elevation.



Living Room

17'7 x 10'2

Have a window facing the front elevation with the radiator below and wall lights.



Bedroom One

11'4 x 10'1

With a window facing the rear elevation and radiator below.



Bedroom Two

8'2 x 9'2

Currently used as a dining room, the second bedroom has a radiator and a patio door which opens to the rear garden.



Shower Room

6'8 x 5'2

Installed with a separate shower enclosure with thermostatic shower, vanity units housing a dual flush low level WC along with a wash hand basin, the floor is ceramic tiled, the walls fully tiled with a heated towel rail and high-level window facing the side elevation and recessed downlights set within the ceiling.



Rear Garden

With timber gated side access opening to a lawn and shrub rear garden with an outside light, enclosed by a combination of hedging and fencing.

Garage

18'5 x 7'10

Accessed through the front from an up and over garage door, with power and light a timber frame single glazed window to the rear elevation and a wooden side pedestrian access door.

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	