

Town & Country

Estate & Letting Agents

Alyn Close, Pandy, Wrexham

Offers In The Region Of
£160,000



Situated in a quiet cul-de-sac with easy access to local motorway networks, Wrexham city centre, and a range of everyday amenities, this two-bedroom semi-detached property is set on a fan-shaped plot. It benefits from gas central heating and UPVC double glazing.

The accommodation includes an entrance porch, a spacious living/dining room with stairs to the first floor, and a kitchen fitted with shaker-style units. Upstairs, a landing gives access to two double bedrooms and a modern white bathroom suite.

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Porch

3'4 x 3'8

Entered via a UPVC door with an opaque double-glazed side panel, leading through a glazed internal door to the living/dining room.



Living/Dining Room

18'12 x 12'4

Featuring a window to the front elevation, a radiator, wood-effect laminate flooring, and stairs rising to the first-floor accommodation. A glazed door leads to the kitchen.



Kitchen

12'3 x 9'2

Fitted with a range of shaker-style wall, base, and drawer units with work surface space, incorporating a stainless steel single drainer sink unit with mixer tap. Integrated appliances include an oven and hob. There is space and plumbing for a washing machine and room for a dryer. A gas combination boiler is mounted on the wall. A window faces the rear elevation, and a UPVC

double-glazed door opens to the side of the property.



First Floor Landing

Providing access to the loft, with doors opening to a built-in cupboard, both bedrooms, and the bathroom.



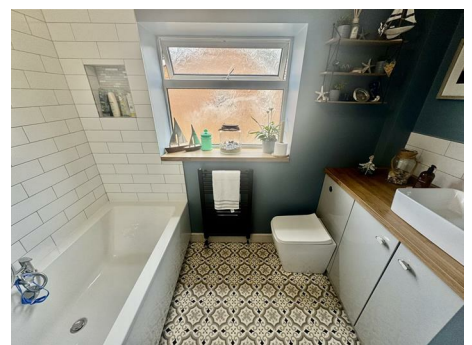
Bedroom One

A window faces the front elevation with a radiator below. The room benefits from twin fitted double wardrobes, a chest of drawers between, and shelving.



Bedroom Two

With a secondary glazed window to the rear elevation and a radiator.



Bathroom

Fitted with a contemporary white suite comprising a panelled bath with central mixer tap and dual-head thermostatic shower, a recessed shelf, and a vanity unit housing a dual-flush low-level WC with a countertop-mounted wash hand basin and mixer tap. The walls are partially tiled, with an anthracite heated towel rail and an opaque window to the side elevation.



Externally Rear

The rear garden features a lower section laid with gravel and a paved patio area. Sleeper steps lead up to a raised lawn area, which includes an artificial grass play zone and a timber shed.



Externally

To the front, there is off-road parking and timber-gated side access leading to additional parking in front of a detached garage. The rear garden is set over two levels: the lower level is gravelled with a paved patio, and sleeper steps rise to a lawned upper level, currently featuring an artificial grass play area.

Garage

28 x 9'8

With power and lighting, accessible via double timber doors to the front and an additional side access point.

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.

Services

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

Tenure: Freehold

Council Tax band C: - £1,949.00

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

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Total area: approx. 67.6 sq. metres (727.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	86
(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

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.