

# Town & Country

Estate & Letting Agents

Eglwys Teg, Wrexham

£159,995



Located in a modern development with easy access to Wrexham city centre, transport links, and local amenities, this well-presented two-bedroom home offers an entrance hall with cloakroom WC, kitchen, and living room. Upstairs are two double bedrooms and a family bathroom. Outside, there are two off-road parking spaces, a slate-chipped front garden with picket fencing, and a low-maintenance rear garden with a covered patio, and gated access.

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## DESCRIPTION

Forming part of a modern development with easy access to Wrexham city centre, the local motorway network, and a wide range of day-to-day amenities, this well-presented two-bedroom property briefly comprises: entrance hall with cloakroom WC, kitchen, and living room. The first floor offers two double bedrooms and a family bathroom. Externally, the property benefits from two off-road parking spaces and a slate-chipped forecourt with picket fencing to the front. The rear garden is low-maintenance, featuring slate chippings, a paved pathway, a covered patio area, and gated rear access.



## LOCATION

Situated in a popular, well-established residential area and offering a convenient location on the outskirts of Wrexham. This area provides excellent access to Wrexham city centre, just a short drive away, with a wide range of shops, schools, and local amenities. It also benefits from superb transport links, including easy access to the A483, connecting to Chester, Oswestry, and the wider motorway network—ideal for commuters.

## ENTRANCE HALL

14'5 x 6'3

The property is entered via a double-glazed front door, which opens into a hallway with wood grain-effect laminate

flooring. Stairs rise to the first-floor accommodation with spindle balustrades and a storage cupboard beneath. Doors lead off to the kitchen, cloakroom WC, and living room.



## CLOAKROOM WC

5'7 x 3'3

Fitted with a dual flush low-level WC and a wash hand basin with tiled splashback. Also features a radiator and an extractor fan.



## KITCHEN

9'10 x 6'0

Fitted with a range of wood grain-effect wall, base, and drawer units with stainless steel handles, including a housing cupboard for the boiler. The worktop incorporates a stainless steel one-and-a-half bowl sink unit with a mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob, and extractor hood. There is space for a tall fridge freezer and space and plumbing for a washing machine. A radiator and a front-facing window complete the room.



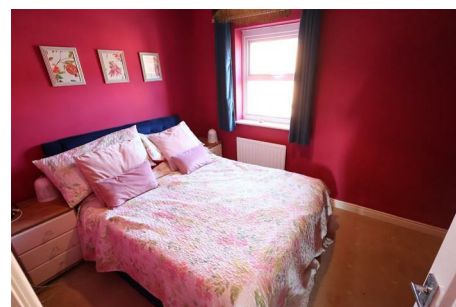
## LIVING ROOM

12'3 x 12'6

With wood grain-effect laminate flooring, a radiator, and patio doors opening onto the rear garden.

## FIRST FLOOR LANDING

With doors leading off to both double bedrooms and the bathroom. Features a continuation of the spindle balustrade from the entrance hall, a radiator, and access to the loft.



## BEDROOM ONE

12'6 x 8'10

Includes a built-in double wardrobe and a window to the rear elevation with a radiator below.



## BEDROOM TWO

12'6 x 8'3 (max)

Features a deep built-in storage cupboard over the stair bulkhead, a front-facing window, and a radiator below.



## BATHROOM

6'6 x 6'6

Fitted with a white three-piece suite comprising a panelled bath with mixer tap and handheld shower extension, a dual flush low-level WC, and a pedestal wash hand basin. Partially tiled walls, a radiator, and an extractor fan set into the ceiling complete the room.



## EXTERNALLY

Directly in front of the property are two

off-road parking spaces, as well as a slate-chipped forecourt garden with a picket fence. A canopy above the front door is complemented by a courtesy light to the side. The rear garden is low-maintenance and predominantly paved with slate chippings directly off the living room. A covered seating area provides shelter, and to the rear is gated access.

## Services (Wrexham)

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

Tenure: Freehold

Council Tax Band C: £1949.00

## Viewings (Wrexham)

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

## To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

## Mortgage Advice (Wrexham)

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.

### Ground Floor

Approx. 31.2 sq. metres (336.1 sq. feet)



### First Floor

Approx. 28.5 sq. metres (306.7 sq. feet)



Total area: approx. 59.7 sq. metres (642.7 sq. feet)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 92                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 78      |                         |
| (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.