

Town & Country

Estate & Letting Agents

Maes Meillion, Minera, Wrexham

£145,950



Enjoying lovely rural front views, this two-bedroom semi-detached home features gas central heating and UPVC double glazing. Inside offers an entrance hall, dual-aspect living room, and L-shaped kitchen/diner, with two bedrooms and a shower room upstairs. Outside includes double-gated off-road parking, front and rear gardens, and two outbuildings.

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DESCRIPTION

Boasting beautiful rural views to the front, this two-bedroom semi-detached property benefits from gas central heating and UPVC double glazing. The accommodation comprises an entrance hall, a dual-aspect living room, and an L-shaped kitchen/diner. The first-floor landing provides access to two bedrooms and a shower room. Externally, the property offers double-gated off-road parking to the front, a lawned garden with flowerbeds, and side access to a well-maintained rear garden with seating areas and two outbuildings.



LOCATION

Minera is a highly sought-after semi-rural village in Wrexham, North Wales, offering stunning countryside views, a peaceful atmosphere, and a strong community feel. With its rich heritage, excellent walking trails, and proximity to local amenities, Minera provides the perfect blend of rural charm and convenience. Ideal for those looking to

enjoy a tranquil village lifestyle while remaining well-connected to Wrexham and beyond.

ENTRANCE HALL

The property is entered through a UPVC double-glazed front door, opening into an entrance hall with stairs rising to the first-floor accommodation and doors leading to the living room and kitchen/diner.



LIVING ROOM

14'5 x 11'7 (max)

A dual-aspect room with windows to both the front and rear elevations, featuring a radiator and a marble fireplace.



KITCHEN/DINER

14'5 x 11'7

An L-shaped kitchen/dining room fitted with a range of wall, base, and drawer units, along with a display cabinet and work surfaces housing a stainless steel single-drainer sink unit with tiled splashback. There is space for a cooker

with an extractor hood above, and space and plumbing for a washing machine.

The room benefits from two radiators, woodgrain-effect laminate flooring, two windows to the rear elevation, one to the side, one to the front, and a UPVC double-glazed door opening to the side of the property. A recently installed gas Worcester combination boiler is wall-mounted.

FIRST FLOOR LANDING

With a window facing the rear elevation, a radiator, access to the loft, and doors leading to both bedrooms and the shower room.



BEDROOM ONE

14'5 x 9'5

A dual-aspect double bedroom with a radiator, a built-in cupboard with shelving and a radiator, and a fitted double wardrobe.



BEDROOM TWO

11'8 x 7'4

With a window to the front elevation and a radiator.



SHOWER ROOM

6'6 x 6'6

Fitted with a three-piece suite comprising a low-level WC, a pedestal washbasin, and a shower enclosure with an integrated seat and thermostatic shower. The room also features partially tiled walls, a radiator, and an opaque window to the rear elevation.



EXTERNALLY

Double timber gates open to a gravelled off-road parking area, adjacent to a paved and lawned garden with shrubbed flowerbeds. Gated access leads to the rear garden. A beautifully presented lawned rear garden with a paved and golden gravel seating area, well-stocked and colourful flowerbeds, an outside light, a water supply, and access to the outbuildings.



OUTBUILDING ONE

7'10 x 4'9

With power and light, and a UPVC double-glazed window to the rear.

OUTBUILDING TWO

4'9 x 3'2

Services (Wrexham)

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

Tenure: Freehold

Council Tax Band B - £1706.00

Viewings (Wrexham)

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

To Make an Offer (Wrexham)

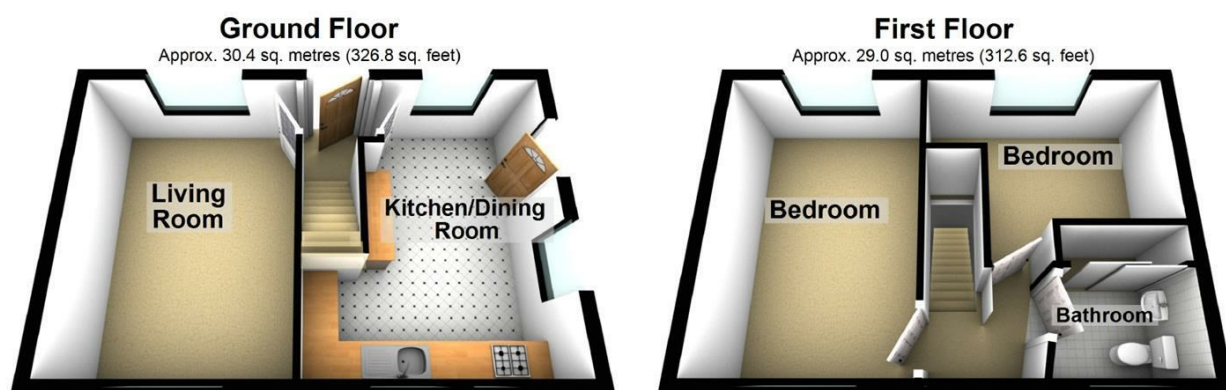
If you would like to make an offer, please contact a member of our team who will assist you further.

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.



Total area: approx. 59.4 sq. metres (639.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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

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