

Town & Country

Estate & Letting Agents

Maes Meillion, Minera, Wrexham

£175,000



Boasting beautiful views toward the hills, this three-bedroom semi-detached property benefits from oil central heating and double glazing. Situated on a fan-shaped plot with a generous frontage, the internal accommodation includes a spacious and welcoming entrance hall, a modern fitted kitchen, and a dual-aspect living room featuring a log burner. Upstairs, the landing provides access to all three bedrooms and the family bathroom. To the front of the property is a lawned garden, golden gravel off-road parking, and gated side access leading to the rear garden.

The rear garden features a gravel patio area, a lawn, and several outbuildings. This property is offered for sale with no onward chain.

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EXTERNALLY

The property is situated on a fan-shaped plot with a wide frontage, predominantly laid to lawn, featuring a paved pathway and golden gravel off-road parking. Side access leads to the rear garden, which includes a gravel seating area, a lawned section, and two brick-built outbuildings. The first measures 7'5" x 4'5", and the second, which houses the oil boiler, measures 4'5" x 2'9". There is also outdoor lighting and a water supply.



ENTRANCE HALL

10'7" x 9'6"

The property is entered through a composite double-glazed front door, opening into an entrance hall with a radiator and an opaque window to the side elevation. A door leads to the living room, and an open passageway continues through to the kitchen.



KITCHEN

10'4" x 9'7"

The kitchen is fitted with modern grey wall, base, and drawer units complemented by stainless steel handles. Ample work surface space houses a stainless steel single drainer sink unit with a mixer tap. There is space for a cooker with a stainless steel extractor hood above, as well as space and plumbing for a washing machine. A radiator is fitted beneath windows facing both the rear and side elevations. An opaque UPVC double-glazed back door provides access to the garden.



LIVING ROOM

14'9" x 11'8"

This dual-aspect room features windows to both the front and rear elevations, each with a radiator below. Additional features include an under-stairs storage cupboard, new carpeting, and a fireplace housing a cast-iron log burner.

FIRST FLOOR LANDING

With new carpeting throughout, the landing offers access to the loft, a built-in storage cupboard, and doors leading to all three bedrooms and the bathroom.



BEDROOM ONE

11'0" x 9'8"

This front-facing room includes new carpeting, an ornamental cast-iron fireplace, a radiator, and a window framing views of the surrounding hills.



BEDROOM TWO

10'5" x 7'7"

Also featuring new carpeting, this bedroom includes a window to the rear elevation with a radiator beneath.



BEDROOM THREE

9'10" x 8'9"

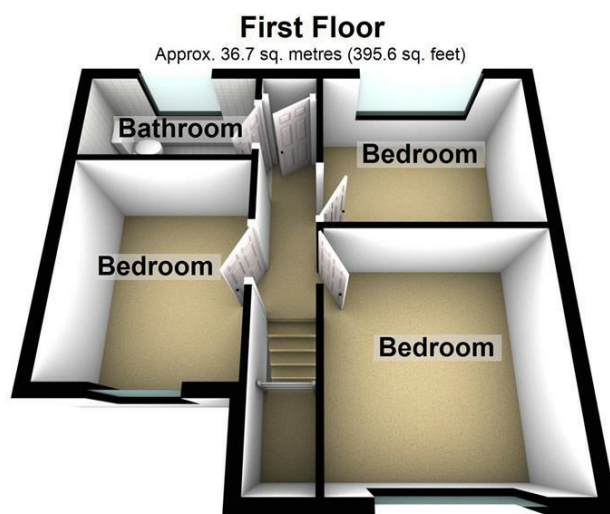
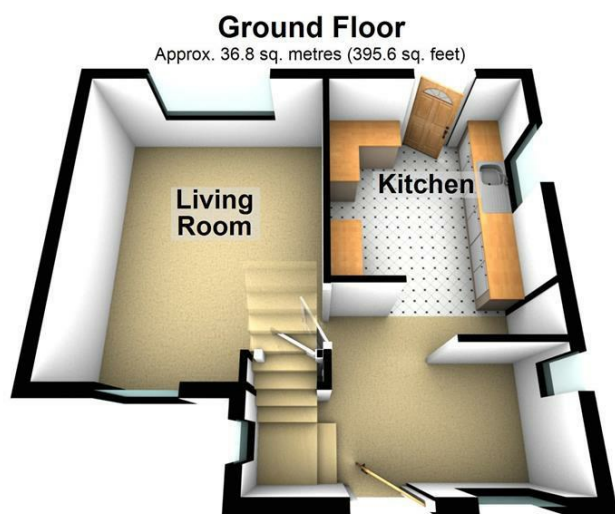
With new carpeting, a radiator, and a window to the front elevation offering views of the hills.



BATHROOM

9'1" x 4'2"

Fitted with a modern, wide three-piece suite comprising a panelled bath with a handheld shower attachment, protective screen, and wall panelling, a dual-flush low-level WC, and a vanity unit with a washbasin and mixer tap. Additional features include a chrome heated towel rail, a rear-facing window, and a ceiling-mounted extractor fan.



Total area: approx. 73.5 sq. metres (791.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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