

# Town & Country

Estate & Letting Agents

Park Place, Newbridge Road, Newbridge

£97,500



With lovely front views, this one-bedroom terrace offers easy access to motorway links. It features UPVC double glazing, gas central heating, a living room with multi-fuel burner, fitted kitchen, double bedroom, and spacious bathroom. Rear access leads to a brick outbuilding and storage cupboard.

Ideal first time buyer property.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
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## DESCRIPTION

Enjoying lovely views to the front, this one-bedroom terraced property is ideally situated for convenient access to local motorway networks. Benefiting from UPVC double glazing and gas central heating, the accommodation includes a living room with a cast-iron multi-fuel burner, a fitted kitchen, and a first-floor landing leading to a double bedroom and a spacious bathroom. Externally, the rear offers pedestrian right of way access to a brick-built outbuilding and additional storage cupboard.



## LOCATION

Located in the village of Newbridge, 3 Park Place enjoys convenient access to nearby towns including Wrexham and Llangollen, as well as the A483 for commuting further afield. The area offers a semi-rural feel with local amenities, scenic surroundings, and public transport links close by.



## LIVING ROOM

10'10 x 12'2

The property is accessed via an opaque

UPVC double-glazed door, opening into the living room, which features a front-facing window with a radiator beneath, fitted base cabinet with shelving, and a cast-iron multi-fuel stove. A part-glazed latch door leads through to the kitchen.



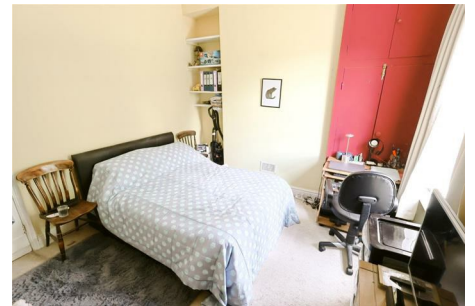
## KITCHEN

7'7 x 12'2

The kitchen is fitted with light wood grain-effect wall, base, and drawer units complemented by stainless steel handles and worktops incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is space and plumbing for a washing machine and slimline dishwasher, while integrated appliances include a stainless steel oven, hob, and extractor hood. A built-in cupboard houses the gas combination boiler. Stairs rise to the first floor with a storage cupboard beneath. The ceiling features exposed beams, a window overlooks the rear elevation, and an opaque UPVC double-glazed back door provides external access.

## FIRST FLOOR LANDING

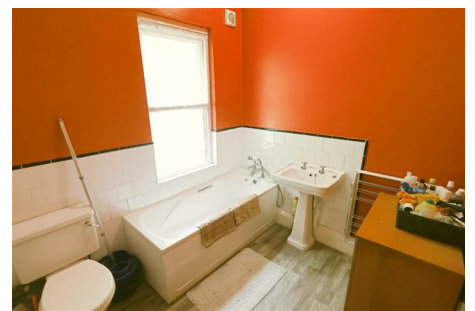
Featuring latch-style doors providing access to both the bedroom and the bathroom.



## BEDROOM

10'10 x 12'2

Includes a radiator, a fitted floor-to-ceiling cabinet, and a front-facing window offering attractive views over woodland and open fields.



## BATHROOM

7'7 x 8'10

Fitted with a white three-piece suite comprising a panelled bath with Victorian-style mixer tap and handheld shower attachment, a pedestal wash basin, and a low-level WC. Additional features include partially tiled walls, a chrome heated towel rail, an extractor fan, and an opaque rear-facing window.

## EXTERNALLY REAR

Right of way access is available to the rear of the property, which features a brick-paved area along with an outbuilding and a covered storage space.

## Services (Wrexham)

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

Tenure: Freehold

Council Tax Band A £1462.00

### 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.

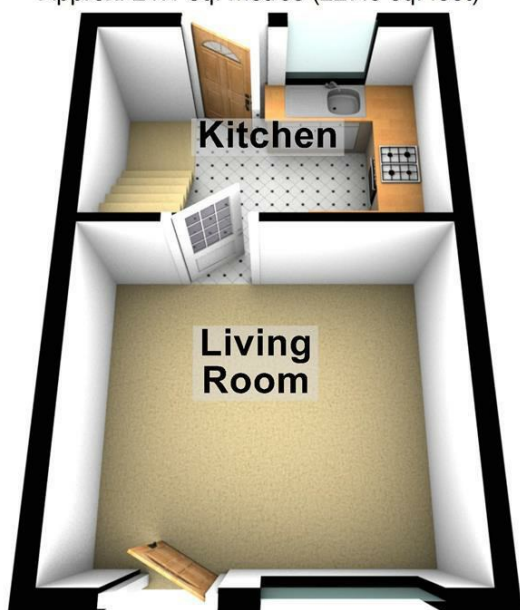
### Mortgage Advice

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.

### Ground Floor

Approx. 21.1 sq. metres (227.0 sq. feet)



### First Floor

Approx. 21.1 sq. metres (227.0 sq. feet)



Total area: approx. 42.2 sq. metres (454.0 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                                   | 66      | 79                      |
| (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.