

# Town & Country

Estate & Letting Agents



1 Eddystone Cottage Aberderfyn Road, Wrexham, LL14 1PB

£600



### Directions

From our office on Willow Street head out of the town towards Wrexham. Follow this road along the A483 until reaching the Croesfoel Roundabout and signs for Wrexham and Johnstown. Turn off here and take the first left towards Johnstown. Follow the road up towards Johnstown and just before entering the village turn right onto Aberderfyn Road. The property will be found on the left hand side after approximately 200 metres.

### Accommodation comprises

#### Lounge



With a uPVC window and door to the front, electric fireplace on a marble hearth and a wood surround and a radiator. A door leads through to the kitchen.

#### Kitchen



Having a range of base and wall units with worktops over, stainless steel sink with a mixer tap over, vinyl flooring, eye level electric oven, ceramic hob, extractor fan, part tiled walls, a window and door leading to the rear and stairs leading to the first floor.

#### Sun Room



The sun room has a tiled floor, radiator and French doors opening onto the garden.

### Landing

The landing has a door leading to the bedroom.

### Bedroom One



This good sized bedroom has a window to the front and a radiator. A door leads through to the bathroom.

### Bathroom



The bathroom has a panelled bath, shower cubicle with fitted Triton electric shower, wash hand basin, low level w.c., vinyl flooring, extractor fan and a radiator. There is a window to the rear and an airing cupboard housing the Worcester gas fired boiler.

### Rear garden



To the rear of the property there is a courtyard. To the side of the property there is a driveway providing parking for the property.

### 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.

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 most 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.

### **Hours Of Business**

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 4.00pm

### **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **Tenure/Council Tax**

We understand the property is freehold,

The Council tax is payable to Wrexham County Council and we believe the property to be in Band A

### **To Book a Viewing**

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### **Town and Country Services**

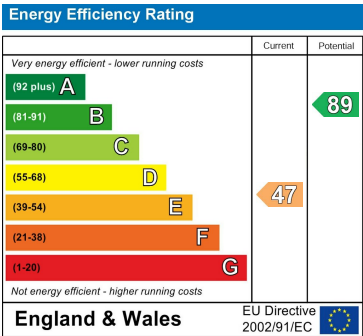
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

Floor Plan

Area Map



Energy Efficiency Graph



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