

# Town & Country

Estate & Letting Agents

Vernon Street, Wrexham

£149,950



This well-presented three-bedroom mid-terrace home is ideally located for easy access to Wrexham city centre. It offers UPVC double glazing, gas central heating, a living room with Portuguese stone fireplace, a dining room with French doors to the courtyard, kitchen, ground floor bathroom, and first-floor shower room. The low-maintenance rear garden includes pedestrian access.

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## DESCRIPTION

This well-presented three-bedroom mid-terrace property offers convenient access to Wrexham city centre and benefits from UPVC double glazing and gas central heating. The internal accommodation includes an entrance hall, a living room featuring a Portuguese stone fireplace, a dining room with UPVC double glazed French doors opening to the courtyard garden, and a kitchen fitted with a range of stylish wall, base, and drawer units. A rear hall provides access to a ground floor bathroom. On the first floor, the landing leads to a modern three-piece shower room, three bedrooms, and access to the loft space via folding wooden ladders. Outside, the rear of the property features a low-maintenance, walled courtyard garden with pedestrian access.



## LOCATION

A sought-after location in Wrexham, offering easy access to local amenities, schools, and transport links. This address provides a quiet, residential setting while still being close to the conveniences of the town.

## ENTRANCE HALL

The property is accessed via an opaque leaded UPVC double glazed door, opening into an entrance area with patterned ceramic tiled flooring, a radiator, stairs leading to the first floor, and doorways to both the living room and dining room.



## LIVING ROOM

11'10 x 10'1

Featuring light wood grain-effect laminate flooring, a front-facing window with a radiator beneath, and a striking Portuguese stone fireplace housing an electric fire.



## DINING ROOM

12'2 x 10'6

Featuring wood grain-effect laminate flooring, a radiator, under-stairs storage cupboard, a door leading to the kitchen, and UPVC double glazed French doors opening out to the courtyard garden.



## KITCHEN

10'2 x 6'9

A stylish kitchen featuring a ceramic tiled floor and a selection of light wood grain-effect wall, base, and drawer units.

complemented by stainless steel handles. The wood-effect work surfaces incorporate a stainless steel one-and-a-half bowl sink unit with a mixer tap. Integrated appliances include a stainless steel double oven, hob with glass canopy extractor, fridge/freezer, and dishwasher. Additional features include a side-facing window, recessed ceiling spotlights, and a door leading to the rear hallway.

## REAR HALLWAY

Featuring a ceramic tiled floor, space and plumbing for a washing machine, a built-in cupboard housing the gas combination boiler, a door leading to the ground floor bathroom, and an opaque UPVC double glazed door opening out to the rear courtyard garden.



## GROUND FLOOR BATHROOM

9'1 x 4'6

Fitted with a panelled bath featuring a mixer tap and thermostatic shower with a protective glass screen above, a dual flush low-level WC, and a vanity unit housing a wash hand basin with mixer tap. The room includes a ceramic tiled floor, fully tiled walls, a radiator, extractor fan, opaque window, and recessed downlights with a shaving light setting.

## FIRST FLOOR LANDING

Featuring a wooden banister with spindled balustrades, doors leading to all three bedrooms and the shower room, and a retractable folding timber ladder providing access to the loft space, which is boarded and fitted with lighting.



## SHOWER ROOM

9'3 x 2'10

Fitted with a white three-piece suite including a shower enclosure with a thermostatic shower, a dual flush low-level WC, and a vanity unit housing a wash hand basin with mixer tap. The room features a ceramic tiled floor, partially tiled walls, a chrome heated towel rail, and a high-level opaque window to the rear elevation.



## BEDROOM THREE

9'3 x 7'5 (max)

An L-shaped bedroom featuring loft access, a window on the rear side, and a radiator.

## EXTERNALLY FRONT

The property is entered through an iron gate which opens up to a pathway leading to the front door alongside which is a slate chip forecourt.



## BEDROOM ONE

13'5 x 12'6

A generously sized bedroom featuring two windows overlooking the front elevation and a radiator.



## REAR COURTYARD

A concrete courtyard enclosed by a brick wall, with timber rear pedestrian access.

## Services (Wrexham)

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



## BEDROOM TWO

12'4 x 7'8

Having a radiator and a window facing the rear elevation.

Freehold Property

Council Tax - C (£1949 Annually)

## 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.**

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.

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 