

Town & Country

Estate & Letting Agents

Southsea Road, Southsea, Wrexham

£120,000



Situated in a popular village with easy access to Wrexham and motorway links, this mid-terrace home benefits from gas central heating, UPVC double glazing, and no onward chain. The accommodation includes two reception rooms, kitchen, three bedrooms, and a bathroom. Outside, there is a front garden and a paved rear garden with gated access, offering potential for off-road parking.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

DESCRIPTION

Centrally positioned within this popular village, offering convenient access to Wrexham and local motorway links, this mid-terrace property benefits from gas central heating and UPVC double glazing. Available with no onward chain, the accommodation briefly comprises vestibule, entrance hall, living room, dining room, kitchen, three bedrooms, and bathroom. Externally, there is a lawned garden to the front and a predominantly paved garden with gated access to the rear, with potential to adapt for off-road parking as seen in neighbouring properties.



LOCATION

Located just a short distance from Wrexham town centre, Southsea is a popular residential area offering a balance of convenience and community spirit. With a range of local shops, schools, parks, and public transport links nearby, it's an ideal setting for families, professionals, and retirees alike. Residents benefit from easy access to key routes including the A483, making commuting to Chester, Oswestry, or further afield simple and efficient. The area also offers proximity to scenic countryside, giving you the best of both urban convenience and rural charm.

VESTIBULE

Entered via a stained-glass UPVC double-glazed door, with an internal door leading into the entrance hall.

ENTRANCE HALL

Includes a radiator, stairs rising to the first floor, and doors opening into the living room and dining room.



LIVING ROOM

Features a bay window to the front elevation, radiator, and a living flame gas fire with marble hearth and Adam-style surround.



DINING ROOM

With an under-stairs storage cupboard, radiator, and rear-facing window. The focal point is a living flame gas fire set on a tiled hearth with Adam-style surround.



KITCHEN

Fitted with pine-style wall, base, and drawer units with work surfaces housing a stainless steel one-and-a-half bowl sink with mixer tap. Includes tiled walls, ceramic tiled floor, panel ceiling, radiator, and a second staircase leading to the first floor.



BEDROOM ONE

With two front-facing windows, radiator, and built-in wardrobe.



BEDROOM TWO

Includes a rear-facing window with radiator beneath, and access through to Bedroom Three.



BEDROOM THREE

Side-facing window, radiator, and access to the rear staircase. Currently utilised as a third bedroom but could alternatively serve as a dressing room for Bedroom One or as a study.



BATHROOM

Installed with a coloured three-piece suite comprising panelled bath with electric shower above, pedestal wash hand basin, and dual flush WC. Finished with part-tiled, part-panelled walls, a matching panelled ceiling, radiator, opaque rear window, and fitted cupboards.



EXTERNALLY

A shared paved pathway leads to the

front entrance, alongside a lawn and shrub garden.

Rear garden comprises two outbuildings (one with plumbing for a washing machine, the other used for storage). The garden is predominantly paved, with an outside water supply, lighting, and gated pedestrian access. Similar neighbouring properties have adapted this area for off-road parking.

Services

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

Freehold

Council Tax Band - C (£1949 Per Year)

Viewings

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

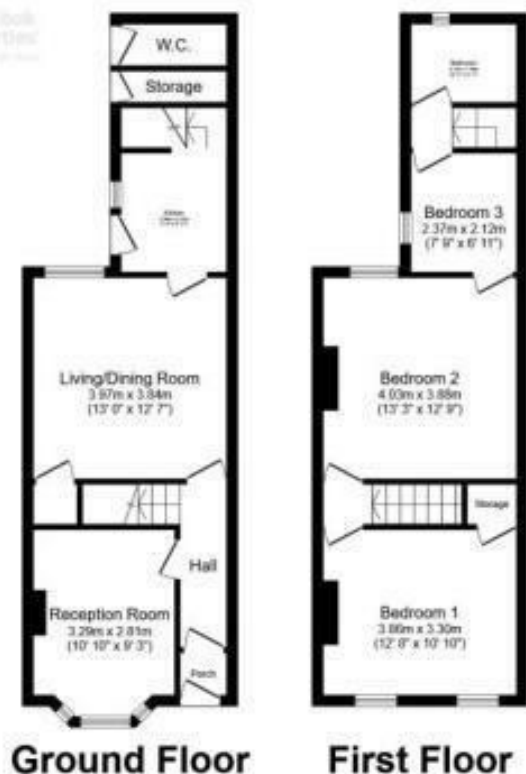
To Make an Offer

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.



Total floor area 85.4 m² (920 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | | |
| (39-54) E | 49 | |
| (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.