

# Town & Country

Estate & Letting Agents

Bradley Road, Wrexham

£120,000



Conveniently located opposite Bellevue Park and close to Wrexham city centre, this two-bedroom mid-terrace home offers UPVC double glazing, two reception rooms, a kitchen, bathroom, and front and rear outdoor spaces.

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TEL: 01978 291345



## DESCRIPTION

Ideally located for convenient access to Wrexham city centre and directly opposite Bellevue Park, this two-bedroom mid-terrace home features UPVC double glazing throughout. The accommodation includes a dining room, living room, kitchen, two bedrooms, and a first-floor bathroom. Outside, there is a paved forecourt to the front and a courtyard with garden area to the rear.



## LOCATION

Bradley Road, Wrexham – Ideally positioned opposite Bellevue Park and within walking distance of Wrexham city centre, local amenities, and transport links.



## DINING ROOM

11'8 x 10'5

Entered via a UPVC double-glazed door, featuring grey woodgrain-effect laminate flooring, an exposed brick fireplace, and a window to the front elevation. Internal door opens into the living room.



## LIVING ROOM

15'5 x 10'5

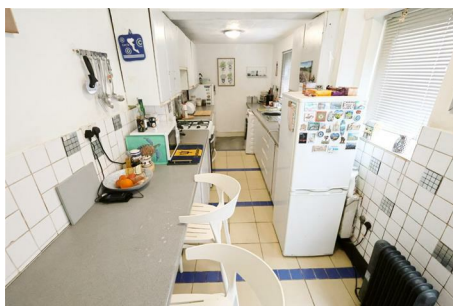
With stairs rising to the first floor, a window facing the rear elevation, and an open archway to the kitchen.



## KITCHEN

18'8 x 6

Fitted with a range of wall, base, and drawer units, complemented by worksurfaces incorporating a breakfast bar and stainless steel single drainer sink with mixer tap. Includes space and plumbing for a washing machine, two side-facing windows, ceramic tiled floor, partially tiled walls, and a double-glazed rear door.



## FIRST FLOOR LANDING

Provides access to the loft, both bedrooms, and the bathroom.



## BEDROOM ONE

11'5 x 10'5

With a window overlooking the front elevation and views across Bellevue Park Bowling Green.



## BEDROOM TWO

12'6 x 7'5

Includes a large over-stairs storage cupboard and a window to the rear.



## BATHROOM

7'5 x 5'8

Fitted with a white three-piece suite comprising a panelled bath, pedestal wash hand basin, and dual-flush WC.

Partially tiled walls, wall-mounted water heater, and an opaque window to the rear elevation.



## EXTERNALLY

Front aspect an iron gate leads to a paved forecourt, enjoying views across to Bellevue Park.

To the rear is a walled courtyard with a garden area beyond that requires some attention.

## 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.**

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