

Town & Country

Estate & Letting Agents

Main Road, Wrexham

£159,950



No onward chain! Located in a sought after village location, an excellent opportunity to purchase this three bedroom semi-detached property benefitting from gas central heating and UPVC double glazing throughout. The property briefly comprises; entrance hall, lounge, dining room, kitchen, utility, cloakroom on the ground floor, with three bedrooms and bathroom on the first floor. Externally to the front of the property is a lawned and shrubbed garden, whilst the rear garden is laid to lawn, with well-stocked shrubbed borders, a paved patio area. Vehicular access can be gained along the side of the property to access the garage located at the rear of the garden. Viewings are highly recommended!

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Entrance



The property is entered via an arched UPVC door opening to vestibule. Quarry tiled flooring. Further wood panel and glazed door into entrance hall. Stairs to the first floor with spindle balustrades. Radiator. Doors to:

Lounge



12'2 x 10'8

Ceramic tiled fireplace. Double glazed window to front. Radiator.

Dining Room



12'2 x 11'0

Featuring a gas fire with feature surround on a slate hearth. Double glazed window to rear. Radiator.

Kitchen



11'2 x 7'7

Fitted with a range of wall, base and drawer units with complementary work surfaces, along with a leaded glass display cabinet. Resin single

drainer sink unit with mixer tap and splashback tiling. Space for cooker and extractor fan above. Space for fridge. Ceramic tiled flooring. Double glazed window to side x2. Glazed door to rear. Radiator.

Utility Room

8'0 x 5'2

Fitted wall units. Wall mounted gas boiler. Ceramic tiled flooring. Double glazed window to rear.

Cloakroom

High-level W/C. Ceramic tiled flooring. Tiled walls. Opaque window to side.

Landing

Loft access. Double glazed window to side. Doors off to:

Bedroom One



11'8 x 9'6

Fitted with a range of bedroom furniture including wardrobes, bedside cabinets and luggage cupboards. Double glazed window to front. Radiator.

Bedroom Two



12'9 x 9'9

Airing cupboard. Double glazed window to rear. Radiator.

Bedroom Three

8'7 x 9'2

Double glazed window to front. Radiator.

Bathroom



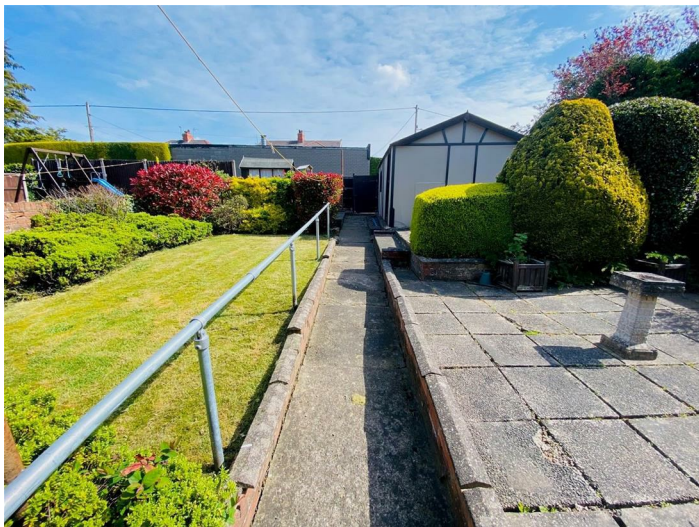
Low level W/C. Pedestal wash hand basin. Panel enclosed bath with electric shower above. Tiled flooring. Double glazed window to rear. Radiator.

EXTERNALLY



The property is approached through an iron gate and three steps and concrete path to the door. To the front is an attractively lawned and shrubbed garden. Access to the rear garden can either be gained along the side of the property through an iron gate, or on an unadopted road to the rear of the property and the detached garage. The garden itself has a paved patio area, while being laid to lawn and well stocked with shrubs. Timber shed. Rear pedestrian access.

Rear View



Garage



A detached garage with double timber garage doors under separate pedestrian side access door.

Viewings (Wrexham)

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

To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

Services (Wrexham)

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

Mortgage Advice (Wrexham)

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.

Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm

Saturday - 9:00am - 4:00pm

Additional Information (Wrexham)

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 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.

