

# Town & Country

Estate & Letting Agents

Moorland Avenue, Wrexham

Offers In The Region Of  
£115,000



A good sized two bedroom semi-detached property situated in close proximity to Wrexham town. The property comprises; lounge and kitchen/diner on the ground floor, with two bedrooms and bathroom on the first floor. Externally is a gravelled driveway and lawn to front, with extensive lawned and gravelled gardens to rear. Viewings are highly recommended!

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345

## Entrance

Composite door to front entrance into:

## Lounge

15'7" x 11'0"

Coal fire. Laminate flooring. Double glazed window to front and rear.

Radiator.

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## Kitchen

15'8" x 8'3"

Fitted with a range of wall, base and drawer units with complementary work surfaces. 1 & ½ bowl sink unit with splashback tiling. Space for oven. Space and plumbing for washing machine. Space for fridge-freezer. Ample space for dining table and chairs. Understairs storage. Tiled flooring. Double glazed window to front and side. Door to rear.

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## Landing

Loft access. Doors to:

## Bedroom One

15'7" x 8'5"

Storage cupboard. Double glazed window to front and rear. Radiator.

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## Bedroom Two

11'1" x 8'0"

Double glazed window to front. Radiator.

## Bathroom

7'10" x 6'10"

Low level W/C. Pedestal wash hand basin. Panel enclosed bath. Shower cubicle with mains shower. Part tiled walls. Double glazed window to side. Radiator.

## Outside

Lawned garden with gravelled driveway to front. Extensive gardens to rear being

partly gravelled and partly lawned with perimeter fencing.

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## Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

## To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

## Services

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

## Mortgage Advice

Town and Country Property Services 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

Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm

## 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. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.



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.

