

Town & Country

Estate & Letting Agents

Morfa, Bowers Road, Acrefair

Offers Over £160,000



A good sized two bedroom semi-detached cottage set on a substantial plot. The property comprises; entrance porch, lounge, dining room and kitchen on the ground floor, with two bedrooms and bathroom on the first floor. Externally is a driveway to a single garage and lawned area to front, with yard and further tiered garden to rear which has tremendous potential to be landscaped to the new owner's tastes. Offering no onward chain, this property must be viewed!

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

TEL: 01978 291345

Entrance

Door to front entrance porch. Radiator.
Stairs to first floor. Doors off to:

Lounge

13'2" x 10'3"

Fire display. Wood effect flooring.
Window to front. Radiator.

Dining Room

13'1" x 12'10"

Understairs storage. Wood effect flooring. Window to rear. Radiator.

Kitchen

14'7" x 5'9"

Fitted with a range of wall, base and drawer units with complementary work surfaces. Stainless steel sink unit with splashback tiling. Breakfast bar. Integrated oven, four ring gas hob with extractor hood over. Space for fridge-freezer. Window to rear x2. Door to rear.

Landing

Doors off to:

Bedroom One

13'1" x 10'7"

Built-in wardrobes. Window to front. Radiator.

Bedroom Two

12'10" x 9'9"

Built-in cupboard. Additional built-in cupboard housing wall-mounted boiler. Window to rear. Radiator.

Bathroom

Low level W/C. Pedestal wash hand basin. Panel enclosed bath with electric shower over. Part tiled walls. Radiator.

Garage

Single and detached garage.

Front Garden

Driveway to front leading to garage. Lawned garden and outhouse.

Rear Garden

Yard to rear with steps to tiered garden with views.

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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.

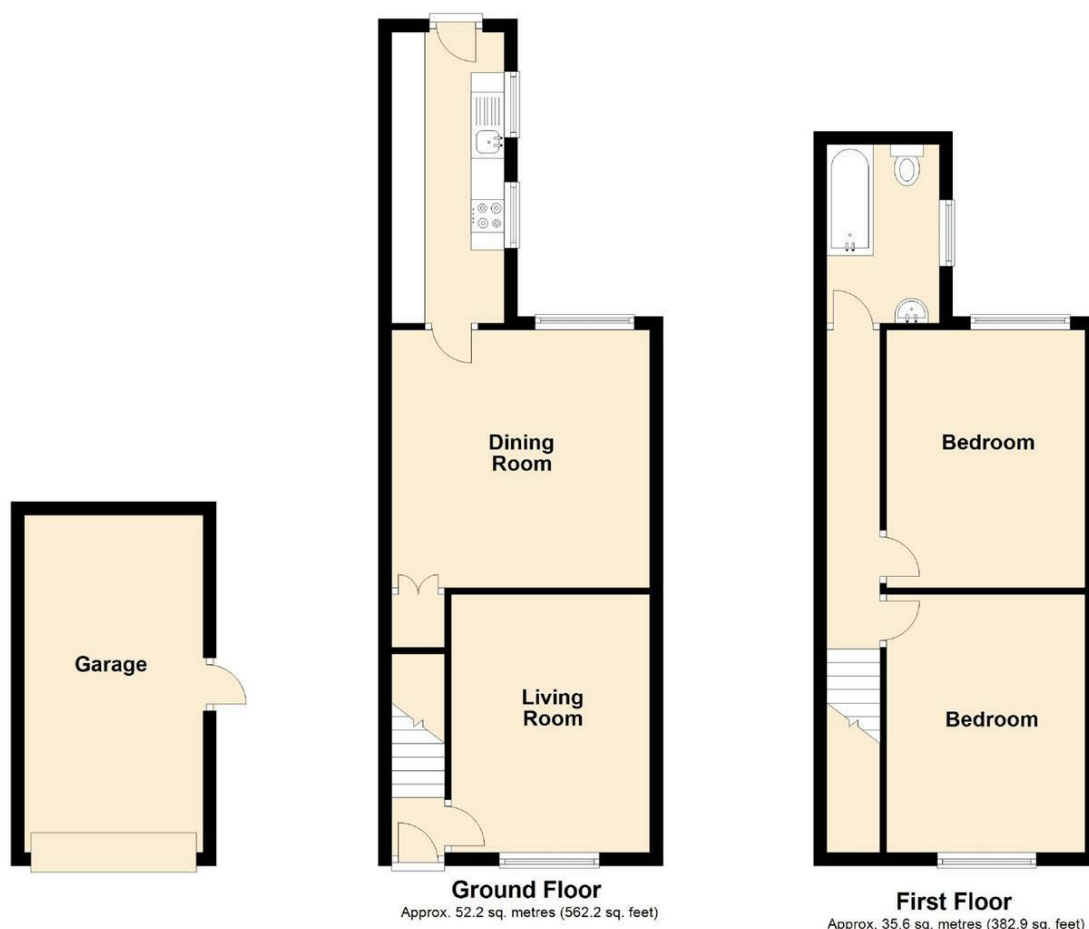
Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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.



Total area: approx. 87.8 sq. metres (945.1 sq. feet)

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