

Town & Country

Estate & Letting Agents

Trinity Street, Wrexham

£100,000



Situated at the heart of this popular village and just a short journey from the centre of Wrexham, perfectly located for all access to local motorway networks and public transportation. This beautifully presented terraced house provides, a walled forecourt, Living room, Kitchen, Dining area, two spacious Bedrooms and a modern white Shower room. The rear of the property offers further garden area beyond and a stoned paved patio area. Being an ideal first time buy/investment, viewings are highly recommended!

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Description

This two-bedroom mid terrace property benefits from gas fired central heating and UPVC double glazing. In brief comprises a living room, dining room, a kitchen/breakfast room, first floor landing, a principal bedroom with shower room off and a second double bedroom. Externally to the front of the property is a walled forecourt whilst the rear garden is predominantly lawn with a paved patio area.

Location

Rhostyllen is a thriving village in the community of Esclusham, just South of Wrexham. It features a renowned quaint church named Holy Trinity, a number of popular public houses and a village hall with recreational areas suitable for all ages. The nearby city of Wrexham has lots to offer with its rich history and culture, with shops, leisure facilities and restaurants to suit all tastes. The area also encompasses a university and a wide choice of schools including a multi-faith school teaching in both English and Welsh languages.

Directions

From the King Street branch, Wrexham, head east on King Street towards Lord Street, turn right onto Duke Street, turn right onto Regent Street, Regent Street turns left and becomes Bradley Road/A5152, at the roundabout, take the 3rd exit onto Ruabon Road/A5152 and Continue to follow A5152. Turn right onto Trinity Street and the destination will be on the right located by our Town&Country for sale board.



Living Room

11'2" x 9'9"

The property is entered through a UPVC double glaze front door, which opens to laminate flooring, a window to the front elevation, a gas fire with Adam style surround, and an inner door opening to the dining room.



Dining Room

16'9" x 9'9"

Having stairs rising to the first floor accommodation, with a banister, balustrades and spindles. An electric fire with Adam surround, a radiator, window to the rear elevation and a half glazed door that opens to the kitchen.



Kitchen

21'3" x 5'3"

The kitchen is fitted with a range of base units and worksurface space that houses a stainless steel single drainer sink unit, with mixer tap and tiled splashbacks. There is space and plumbing for a washing machine and dryer. Three windows facing the side elevation, a radiator and UPVC double glaze French doors that open to the rear garden.

First Floor Landing

With access to the loft space and doors opening to both double bedrooms.



Bedroom One

14" x 9'8"

Having a window facing the rear elevation, a radiator and an internal door opening to the shower room.



Shower Room

7'10" x 5'4"

The shower room is installed with a modern suite, comprising an oversize shower enclosure with a dual head, thermostatic shower and protective glass screen. A dual flush, low-level WC, vanity unit housing a wash basin, with mixer tap and a chrome heated towel rail. Partially tiled walls, a wall mounted gas Worcester combination boiler, extractor fan and an opaque window to the rear elevation.



Bedroom Two

11'3" x 9'9"

Having a window facing the front elevation and a radiator.



Externally

Externally is a stone paved rear garden area with open access. The rear garden has a gravel area to the side of paved patio area with a lawn garden and timber shed to the rear.



Garden

Services

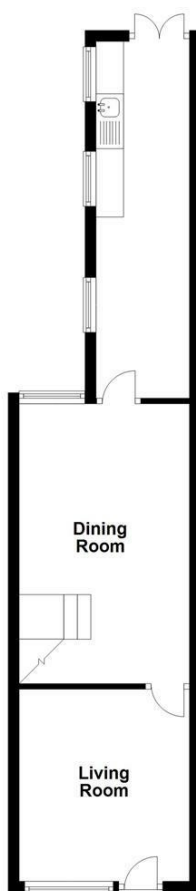
The agents have not tested any of the appliances listed in the particulars.

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 the office and one of the team will assist you further.



Ground Floor

Approx. 38.2 sq. metres (411.1 sq. feet)

Total area: approx. 69.6 sq. metres (748.9 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.

