

# Town & Country

Estate & Letting Agents

St. Margaret Way, Wrexham

Offers In Excess Of £200,000



A fantastic opportunity to purchase a light and spacious three bedroom semi-detached property situated in a sought after location on the Chester side of Wrexham. The property comprises; entrance hall, lounge, dining room and kitchen on the ground floor, with three bedrooms and family bathroom on the first floor. Externally is a lawned garden to front, along with a driveway leading to an integral garage providing ample off-road parking. To the rear is a good sized lawned garden and patio area. Viewings are highly recommended!

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

TEL: 01978 291345



## Location

The property is situated within a sought after residential area on the Chester side of town. Local amenities include the Park Avenue and Garden Village shopping parades, a Post Office, Acton Park, Acton Primary School, a choice of Hostelrys and a regular bus service. The property is situated approximately a mile equidistant between the town centre and Gresford roundabout, from where the A483 dual carriageway by-pass leads to Chester (10 miles) and the north west motorway network.

## Entrance

11'6 x 5'6

The property is accessed via door to front entrance hall. Timber laminate flooring. Stairs to first floor. Storage cupboard below stairs. Radiator. Internal doors to:



## Lounge

14'5 x 13'10

Having a feature fireplace. Timber laminate flooring. Double glazed bay window to front. Internal door to dining room. Radiator.



## Dining Room

10'2 x 9'8

Continuation of timber laminate flooring. Ample space for dining table and chairs. Double glazed window to rear. Radiator.



## Kitchen

9'10 x 9'1

Fitted with a range of wall, base and drawer units with complimentary work surfaces. Stainless steel sink unit and drainer with mixer tap and tiled splashbacks. Stainless steel oven, hob and extractor hood above. Space and plumbing for washing machine. Ceramic tiled flooring. Double glazed window to rear. Radiator. UPVC double glazed door to side passageway. The side passageway is accessed from the front UPVC double glazed front door and has timber doors off opening to the garage and to the cloakroom.



-



## Bedroom One

14'5 x 9'1

Built-in wardrobe with hanging shelves. Built-in cupboard housing with Worcester gas combination boiler. Double glazed window to rear. Radiator.



## Bedroom Two

11'6 x 11'1

Double glazed window to front. Radiator.



## Bedroom Three

9'1 x 8'4

Built-in cupboard over the bulkhead.  
Double glazed window to front.  
Radiator.



## Bathroom

6'1 x 5'1

Low level W/C. Pedestal wash hand basin. Panel enclosed bath with electric shower with protective glass screen. Fully tiled walls. Ceramic tiled flooring. Double glazed window to rear.

## Garage

22'5 x 8'6

With an up and over door, having power and light. Cloakroom housing low level W/C.



## Outside

With a lawned front garden and off-road parking to the front of a single garage with a canopy porch directly outside the front door. Rear garden is predominately lawned with a paved patio, not directly overlooked from the rear and having shrugged flowerbeds.

## 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

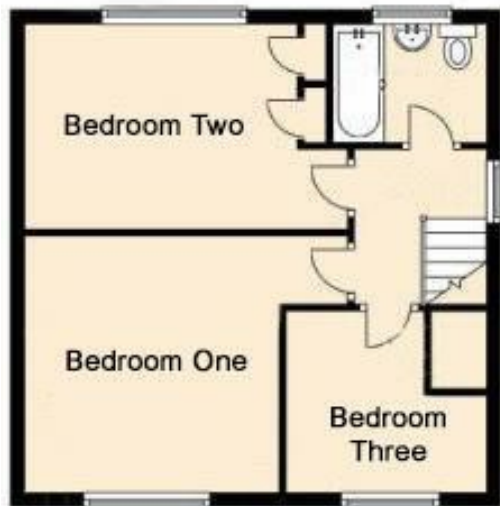
depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

## 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.



First Floor



Ground Floor

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	67	82
		EU Directive 2002/91/EC