

# Town & Country

Estate & Letting Agents

Villiers Street, Wrexham

£99,950



An excellent opportunity to purchase a spacious two bedroom terraced property situated in close proximity to Wrexham town. The property briefly comprises; lounge, dining room, kitchen and bathroom on the ground floor, with two bedrooms on the first floor and a loft room. Externally is courtyard to rear with a further garden area beyond. Being an ideal first time buy/investment, viewings are highly recommended!

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TEL: 01978 291345





### Living Room

11'4" x 10'6"

The property is entered through a UPVC double glazed front door, which opens to the living room. Feature fireplace with TV stand. Double glazed window to front. Radiator.



### Dining Room

14'3" x 11'4"

Feature fireplace. Staircase to the first floor. Timber laminate flooring. Double glazed window to rear. Radiator. Archway through to kitchen.



### Kitchen

5'9" x 4'9"

Fitted with a range of wall and base units with complimentary work surfaces. Stainless steel single drain sink unit and splashback tiling. Plumbing for washing machine. Cupboard housing Ideal Logic Heat 12 Gas Combi Boiler. Ceramic tiled flooring. Double glazed window to the side elevation, half glazed back door opening to the rear courtyard.



### Bathroom

5'9" x 4'9"

Installed with a white suite comprising; Low level W/C. Pedestal wash hand basin. Panel enclosed bath with mixer tap and shower extension with shower attachment over. Fully tiled walls. Ceramic tiled flooring. Double glazed window to side. Radiator.

### Landing

Doors off to:



### Bedroom One

11'2" x 11'4"

Timber laminate flooring. Double glazed window to front. Radiator.



### Bedroom Two

11'6" x 10'6"

Staircase to loft. Airing cupboard. Double glazed window to rear. Radiator.



### Loft

Having exposed beams and skylight to the rear elevation.

### Outside

Courtyard to rear with access path for bins, with a further garden area beyond.

### Viewings (Wrexham)

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

approximate and intended for guidance purposes only.

### 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

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.

