

Town & Country

Estate & Letting Agents

Heol Y Waen, Wrexham

£170,000



NO CHAIN!!

A fantastic opportunity to purchase this three bedroom end of terrace property situated in a popular residential area. Briefly comprising of; entrance hall, lounge, dining room, kitchen and WC to the ground floor; with three bedrooms and a wet room to the first floor. Externally there is a driveway and wooden garage with lawn area to the front of the property and a desirable sized garden to the rear. The property is in need of slight modernisation but would make the perfect home for a first time buyer looking to put their own stamp on a property.

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

TEL: 01978 291345

Entrance

Door to front entrance into carpeted entrance hall. Stairs leading to the first floor. Radiator. Doors to:



Reception Room

11'08 x 10'03

A good sized additional reception room suitable for a variety of uses such as a dining room or sitting room. Double glazed window to front. Radiator.



Bedroom One

12'00 x 10'04

Fitted wardrobe. Double glazed window to front. Radiator.

Lounge

12'00 x 11'07

Gas fire with brick surround and hearth. Radiator. Leading to the rear garden.



Cloakroom

Low level W/C. Tiled flooring. Double glazed window to side.



Bedroom Two

10'09 x 10'05

Double glazed window to rear. Radiator.

Kitchen

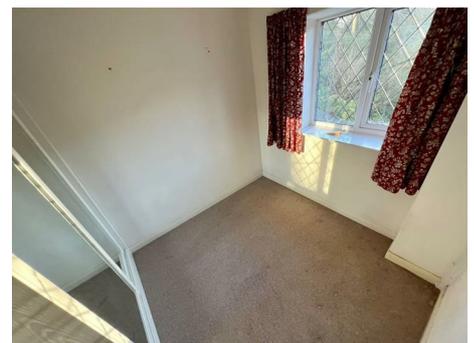
12'08 x 6'11

Fitted with a range of wall and base units with complimentary work surfaces. Stainless steel sink and drainer. Space for white goods. Double glazed window to rear. Door to the side.



Landing

Doors to:



Bedroom Three

8'09 x 7'00

Fitted wardrobe. Double glazed window to rear. Radiator.



Wet Room

A newly tiled wet-room adapted to the current owners needs. Low level W/C. Wash hand basin. Shower cubicle. Frosted double glazed window to rear.



Outside

To the front of the property there are double gates opening onto a concrete driveway suitable for up to three cars leading to a wooden garage at the rear. To the rear of the property, there is a large lawned garden.



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.

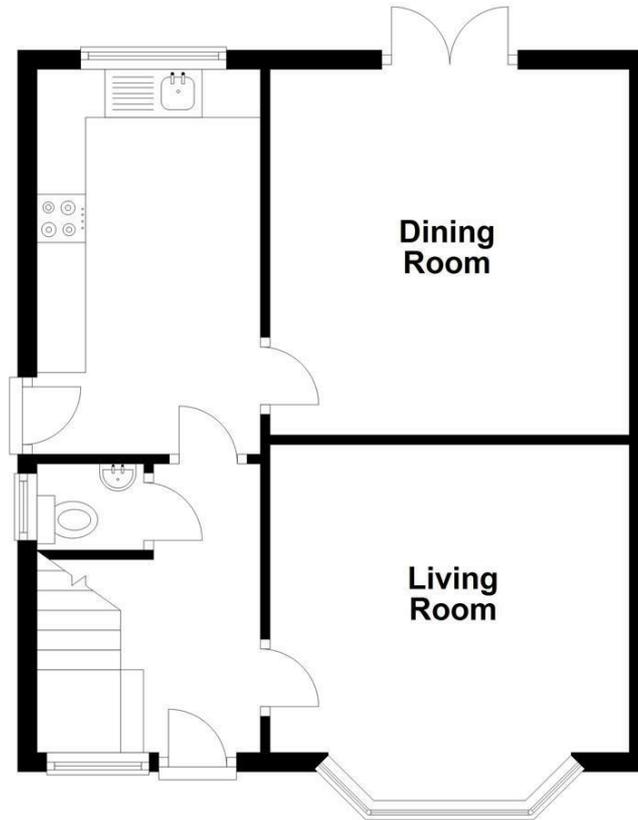
Hours of Business

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.



Ground Floor

Approx. 43.7 sq. metres (470.4 sq. feet)

Total area: approx. 87.0 sq. metres (936.6 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 most 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			81
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	