

Town & Country

Estate & Letting Agents

Talbot Road, Wrexham

£109,000



Attracting all investors, perfect opportunity to purchase this two bedroom terrace property located on the outskirts of the town centre. Very well presented and has been looked after by current tenants who are paying £580 per calendar month and have lived in the property for over 2 years. Viewings highly recommended!

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

TEL: 01978 291345

Entrance

UPVC door to front entrance porch giving access to hallway. Stairs to first floor. Doors to:



Lounge

12'9" x 10'9"

Understairs storage. Double glazed window to rear. Radiator.



Reception Room/Office

10'11" x 10'2"

An additional reception room currently being utilised as an office, with potential to be used as a dining room. Double glazed window to front. Radiator.



Kitchen

11'6" x 7'5"

Fitted with a range of wall, base and drawer units with complementary work surfaces. Stainless steel sink unit and drainer. Space for oven. Space for washing machine. Space for fridge-freezer. Built-in storage. Part tiled walls. Vinyl flooring. Double glazed window to rear x2.

Landing

Landing leading to bathroom and bedrooms. Loft access. Radiator.



Bedroom One

13'9" x 11'0"

Original feature fireplace. Double glazed window to front x2. Radiator.



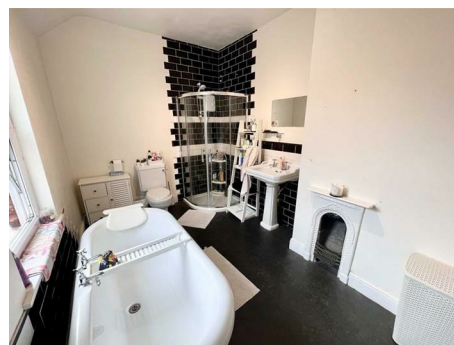
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Bedroom Two

12'4" x 8'3"

Original feature fireplace. Built-in wardrobes and storage. Double glazed window to rear. Radiator.



Bathroom

Low level W/C.

Pedestal wash hand basin. Freestanding bath. Electric corner shower with shower screen. Original feature fireplace. Heated towel rail. Vinyl flooring. Double glazed frosted window to rear.



Rear Garden

Paved patio area with an artificial lawn area. Brick outhouse which has power and lighting.



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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.

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.

