

Town & Country

Estate & Letting Agents

Park Road, Wrexham

£120,000



An excellent opportunity to purchase a well presented two bedroom stone terrace property, located in this popular and established village, just a short drive from Wrexham city centre and local motorway networks, enjoying the benefits of gas central heating and UPVC double glazing. The property comprises; entrance hall, lounge, dining room, kitchen on the ground floor, with two bedrooms and bathroom suite on the first floor. Externally to the front of the property is a low maintenance gravel forecourt with steps raised to the front door. The rear garden is predominantly low maintenance this time being paved with raised shrub beds and steps, rising to an aluminium storage shed located to the rear. Viewings are highly recommended!

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

TEL: 01978 291345

Entrance

13'5 x 2'7

UPVC leaded double glazed door to front opening to the entrance hall. Timber laminate flooring. Stairs to the first floor. Radiator. Doors to:



Lounge

12'4 x 12'3

Central living flame gas fire within a marble hearth and feature surround. Understairs storage. Timber laminate flooring. Double glazed window to rear. Radiator. Door to kitchen.



Dining Room

10'6 x 9'6

Featuring a living flame gas fire with an Adam style ornate surround on a tiled hearth. Timber laminate flooring. Double glazed window to front.



Kitchen

12'7 x 6'1

Fitted with a range of light wood style wall, base and drawer units with complimentary work surfaces. Single drainer sink unit with tiled splashbacks. Space for a cooker with fitted extractor hood above. Space and plumbing for a washing machine. Double glazed window to front and rear. Double glazed door to rear. Radiator.

Landing

Doors off to:



Bedroom One

11'10 x 10'2

Built-in cupboard. Double glazed window to front x2. Radiator.

Bedroom Two

12'1 x 5'7

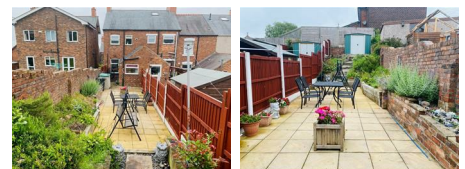
Loft access. Double glazed window to rear. Radiator.



Bathroom

8'6 x 6'3

Low level W/C. Pedestal wash hand basin. Corner shower enclosure with electric shower. Panel enclosed bath. Fully tiled walls. Fitted cupboard housing the gas combination boiler. Opaque window to rear. Radiator.



Outside

Having a gravelled forecourt with steps rising up to the front door. With gated right-of-way access to rear, being of relatively low maintenance, predominantly paved with raised shrub to borders and steps rising to an aluminium shed located to the rear of the garden. There is also an external light and water supply.

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.

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.

