

# Town & Country

Estate & Letting Agents

Stryt Issa, Penrycae

Offers In The Region Of £92,500



TOWN AND COUNTRY ARE PLEASED TO PRESENT TO THE MARKET THIS TWO BEDROOM TRADITIONAL STYLE MID TERRACE PROPERTY. LOCATED IN THE PICTURESQUE VILLAGE OF PENRYCAE THIS PROPERTY BENEFITS FROM CLOSE PROXIMITY TO MANY AMENITIES THE AREA HAS TO OFFER SUCH AS LOCAL SCHOOLS, BUS ROUTES INTO WREXHAM AND LOCAL CONVENIENCE SHOPS. THE PROPERTY COMPRISES; LOUNGE/DINER AND KITCHEN. TO THE FIRST FLOOR ARE TWO GOOD SIZED BEDROOMS AND A BATHROOM. VIEWING IS RECOMMENDED.

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

TEL: 01978 291345

## Hall

Door to entrance, stairs to first floor, radiator.

## Lounge

7'6" x 9'7"

Window to front, two radiators, fireplace with brick surround and tiled hearth.

## Kitchen

7'1" x 6'3"

Range of wall, base and drawer units, stainless steel sink unit, space for washing machine, space for cooker, wall mounted boiler, window to side, door to rear.

## Landing

Doors off to;

## Bedroom One

14'3" x 7'9"

Window to front, radiator.

## Bedroom Two

15'0" x 9'0"

Window to rear, radiator.

## Bathroom/ Shower Room

Pedestal wash hand basin, low level WC, corner shower cubicle, window to rear, part tiled walls.

## Outside

Paved area to the rear.

## Additional Photo

## Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN & COUNTRY I.E.A. ON WREXHAM 291345.

## To Make an Offer

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 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 - 8.30 am - 5.30 pm  
Saturday - 9.00 am - 4.00 pm  
Sunday - CLOSED

## 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.



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.

