

Town & Country

Estate & Letting Agents

Millars Court, Wrexham

£170,000



Located at the heart of the popular village of Johnstown is this modern three bedroom semi-detached property benefitting from both gas central heating and UPVC double glazing. The property comprises; entrance hall, living room, kitchen/diner and cloakroom on the ground floor, with three bedrooms each with built-in cupboards/wardrobes and a modern white bathroom suite. Externally to the front of the property is a paved courtyard, and to the rear is a lawned garden with a decked patio area and having two allocated parking spaces.

Imperial Buildings, King Street, Wrexham, LL11 1HE
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TEL: 01978 291345

Entrance

The property is entered via a UPVC double glazed door to front, which opens to the entrance hall. Stairs with spindle balustrade rising to first floor. Radiator. Doors to:



Lounge

15'6 x 11'0

Featuring an electric fire with an Adam style surround. Double glazed window to front. Radiator.



Kitchen/Diner

17'4 x 9'10

Fitted with a range of a tractor shaker style wall, base and drawer units, complimented by stainless steel handles and ample work surfaces. Stainless steel single drainer sink unit with a mixer tap and tiled splashback's. Integrated appliances include a hob oven and extractor hood. Space and plumbing for a dryer and washing machine. Slate style tiled flooring. Built-in storage cupboard. Double glazed window to rear x2. UPVC double glazed door to rear garden. Radiator.



Cloakroom W/C

Low level W/C. Wash hand basin with tiled splashbacks. Opaque window to front. Radiator.

Landing

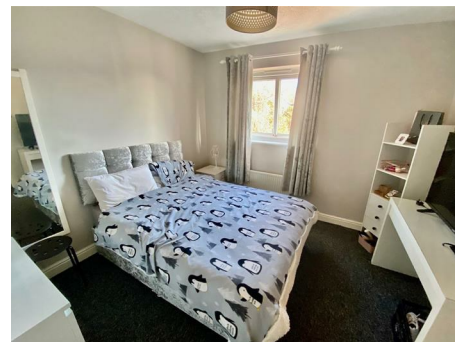
Built-in storage cupboard. Loft access. Doors off to:



Bedroom One

13'6 x 9'4

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



Bedroom Two

11'0 x 10'2

Built-in cupboard. Double glazed window to rear. Radiator.

Bedroom Three

10'10 x 8'3

Storage cupboard. Double glazed window to front. Radiator.



Bathroom

Low level W/C. Pedestal wash hand basin. Panel enclosed bath with thermostatic shower above and screen. Partially tiled walls. Extractor fan. Double glazed opaque window to rear. Radiator.



Outside

Externally, the property is approached via iron gates opening to a paved forecourt with gated side access leading to the rear garden. To the rear is a lawned garden and an elevated decked patio area with a paved pathway. Beyond the rear garden are two allocated parking spaces.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	