

Town & Country

Estate & Letting Agents

Cae Gwilym Lane, Newbridge, Wrexham

£325,000



A great opportunity to purchase a spacious four bedroom detached property set on a plot of approximately 1/3 acre. The property comprises; entrance hall, lounge, dining room and kitchen/breakfast room on the ground floor, with four bedrooms and shower room on the first floor. Externally is a lawned garden to front with outhouses, with further enclosed lawn with mature shrubs to rear. Viewing highly recommended!

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

TEL: 01978 291345

Entrance

Wooden door to front entrance hall.
Access to cellar. Dado rail. Radiator.
Doors to:

Lounge

18'1" x 12'6"

Open fire with feature surround. Beamed ceiling. Double glazed window to front and rear. Radiator x2.

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Dining Room

18'2" x 11'9"

Picture rail. Double glazed window to front. Radiator.

Kitchen/Breakfast Room

18'8" x 10'5"

Fitted with a range of wall, base and drawer units with complementary work surfaces. Stainless steel sink unit and drainer with mixer tap. Electric point for cooker. Space for fridge-freezer. Plumbing for washing machine. Ample space for dining table and chairs. Localised wall tiling. Tiled flooring. Oil boiler. Double glazed window to side. Double glazed window to rear x2. Wooden door to side. Radiator.

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Landing

Loft access. Dado rail. Doors to:

Bedroom One

12'6" x 10'2"

Double glazed window to front. Radiator.

Bedroom Two

11'8" x 10'0"

Double glazed window to front. Radiator.

Bedroom Three

11'11" x 8'1"

Double glazed window to rear. Radiator.

Bedroom Four

12'5" x 7'10"

Airing cupboard. Double glazed window to rear. Radiator.

Shower Room

Low level W/C. Pedestal wash hand basin. Corner shower. Fully tiled walls. Tiled flooring. Double glazed window to front.

Outside

Set in a plot of approx. 1/3 acre.
Driveway to front with outbuildings.
Lanwed garden with fruit trees and mature hedging to rear.

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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. Please note that this property is currently undergoing probate and completion of sale will be subject to probate.

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.

