

Town & Country

Estate & Letting Agents

Glyndwr Road, Garden Village

£195,000



Situated in a sought after village location on the Chester side of Wrexham, a traditional good sized three bedroom semi-detached house in need of updating. The property comprises; entrance porch and hallway, lounge, dining room and kitchen on the ground floor, with three bedrooms and bathroom on the first floor. Externally is a lawn and driveway to front leading to a garage, with artificial lawn and patio area to rear. Offering no onward chain, this property must be viewed!

TO BE SOLD AT PUBLIC ON-LINE AUCTION 28 JUNE 2022

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

TEL: 01978 291345

Entrance

Door to front entrance porch into entrance hall. Stairs to first floor. Understairs storage. Doors off to:

Lounge

12'6" x 11'10"

Fire display. Bay window to front. Radiator. Sliding doors for dining room.

Dining Room

11'9" x 10'8"

Fire display. Window to rear. Radiator.

Additional Photo

Kitchen

Fitted with a range of wall, base and drawer units with complementary work surfaces. Stainless steel sink unit and drainer. Space for white goods. Space for cooker. Window to rear. Door to rear. Radiator.

Landing

Loft access. Window to side. Doors off to:

Bedroom One

12'7" x 8'7"

Some built-in bedroom furniture and sliding wardrobes. Window to front.

Bedroom Two

12'2" x 9'2"

Window to rear.

Bedroom Three

7'0" x 6'8"

Currently being used as an office; can easily be converted back to a bedroom. Window to front. Radiator.

Bathroom

Pedestal wash hand basin. Shower cubicle with electric shower. Fully tiled walls. Airing cupboard housing boiler. Window to rear. Separate W/C with low level W/C and window to side.

Garage

Oversized garage with up and over door.

Front Garden

Gated access to a good sized driveway and artificial lawn.

Rear Garden

Artificial lawn to rear with hardstanding and flagged patio area.

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

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. 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.

| 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  |