

Town & Country

Estate & Letting Agents

St. Margaret Way, Wrexham

£165,000



A fantastic opportunity to purchase a three bedroom terraced property situated in a popular village location. The property comprises; entrance, lounge, kitchen and cloakroom on the ground floor, with three good sized bedrooms and bathroom on the first floor. Externally is a lawned garden to front, with paved patio to rear garden and garage providing off road parking. Being an excellent family home or investment, viewings are highly recommended!

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

TEL: 01978 291345

Entrance

UPVC front door. Radiator. Large storage cupboard.



Lounge

14'11 x 11'04

Good sized living space. Double glazed window to front. Radiator.



Integrated dishwasher. Storage cupboard with water supply suitable for a washing machine. Tiled flooring. Double glazed window to rear. Radiator. Access to:



-



Cloakroom

Low level W/C. Wash hand basin. Tiled floor to ceiling.

Landing

Loft access. Storage cupboard containing recently fitted Worcester combi-boiler. Doors to:



Kitchen

14'06 x 11'04

Fitted with a range of wall, base and drawer units with complementary work surfaces. Stainless steel sink and drainer. Integrated fan oven and five ring gas hob. Integrated fridge freezer.



Bedroom One

12'06 x 9'11

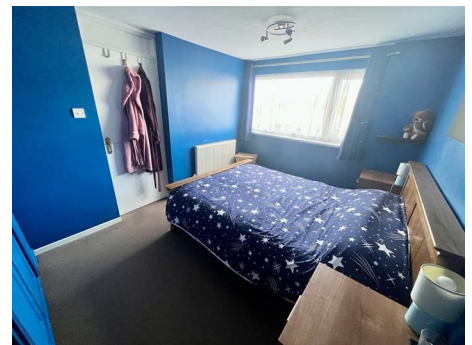
Double glazed window to front. Radiator.



Bedroom Two

12'07 x 8'09

Double glazed window to rear. Radiator.



-



Bedroom Three

9'10 x 7'00

Double glazed window to front.



Bathroom

7'11 x 5'01

Low level W/C. Pedestal wash hand basin. Panel enclosed bath with shower attachment over. Separate electric shower over. Heated towel rail. Tiled walls. Double glazed window to rear.

Garage

Up and over door with side door for access.



Outside

Lawned garden to front. Access to garage

to rear. To the rear garden there is a paved patio area with steps leading to an additional paved area.



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.

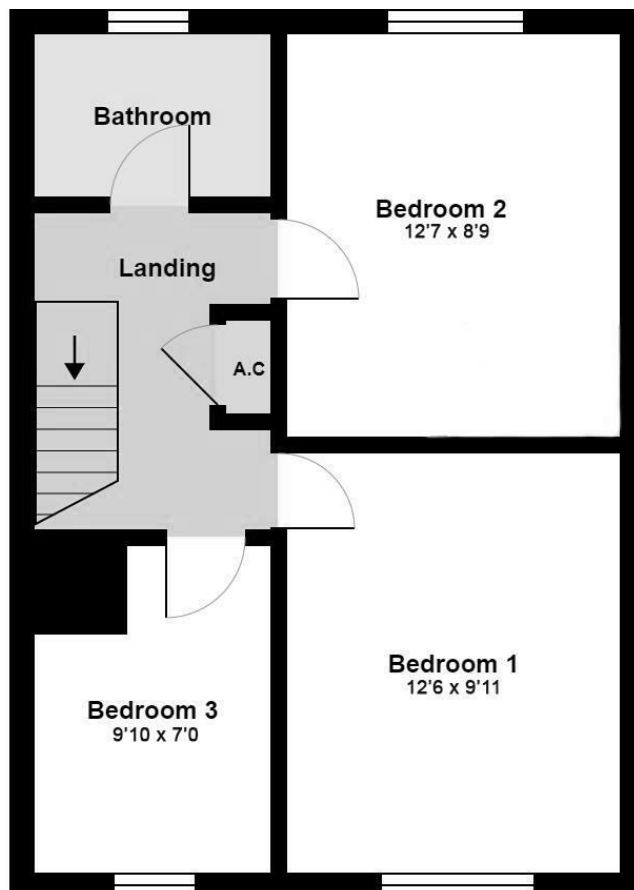
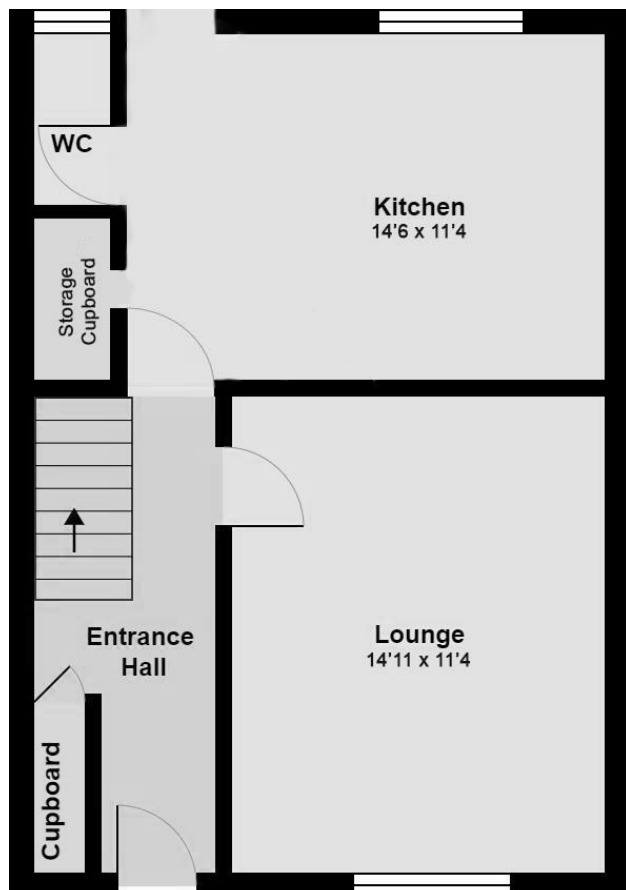
Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624 YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Hours of Business (Wrexham)

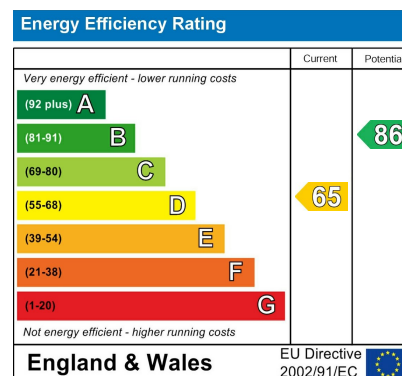
Monday to Friday - 8:30am - 5:30pm
Saturday - 9:00am - 4:00pm

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.



All measurements are approximate and for display 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.