

Town & Country

Estate & Letting Agents

Fishguard Close, Wrexham

£169,950



A great opportunity to purchase a spacious and well presented three bedroom semi-detached property situated on the outskirts of Wrexham town. The property comprises; entrance hall, open plan lounge and kitchen, and downstairs W/C on the ground floor, with three bedrooms and family bathroom on the first floor. Externally is a gravelled lawn to front, with gravelled area, decking and artificial lawn to rear.

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

TEL: 01978 291345

Entrance Hall

Doors leading to open plan lounge/kitchen and downstairs WC. Stairs leading to first floor landing.

Open Plan Lounge/Kitchen

14'05" x 24'03"

Range of wall, base and drawer units. 1 ½ bowl sink unit. Splash back tiling. Integrated cooker and hob. Space for fridge/freezer. Patio doors leading to rear. Double glazed window to rear. Double glazed window to front. Two radiators.

Lounge Area

Double glazed window to front. Radiator.

Kitchen Area

Range of wall, base and drawer units. 1 ½ bowl sink unit. Splash back tiling. Integrated cooker and hob. Space for fridge/freezer. Patio doors leading to rear. Double glazed window to rear. Radiator.

Downstairs WC

Wash hand basin set within vanity unit. Low level WC. Frosted double glazed window to front. Radiator.

First Floor Landing

Double glazed window to side. Doors leading to:

Bedroom One

13'4" x 8'05"

Double glazed window to front. Radiator.

Bedroom Two

10'08" x 8'05"

Double glazed window to rear. Radiator.

Bedroom Three

5'07" x 9'09"

Double glazed window to front. Radiator. Loft access.

Family Bathroom

Low Level WC. Spa sink. Panel enclosed bath with electric shower over. Part tiled walls. Frosted double glazed window to rear.

Outside

Gravelled garden to front with paving and perimeter fencing. Enclosed rear garden with further gravelled area, decking and artificial lawn.

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.

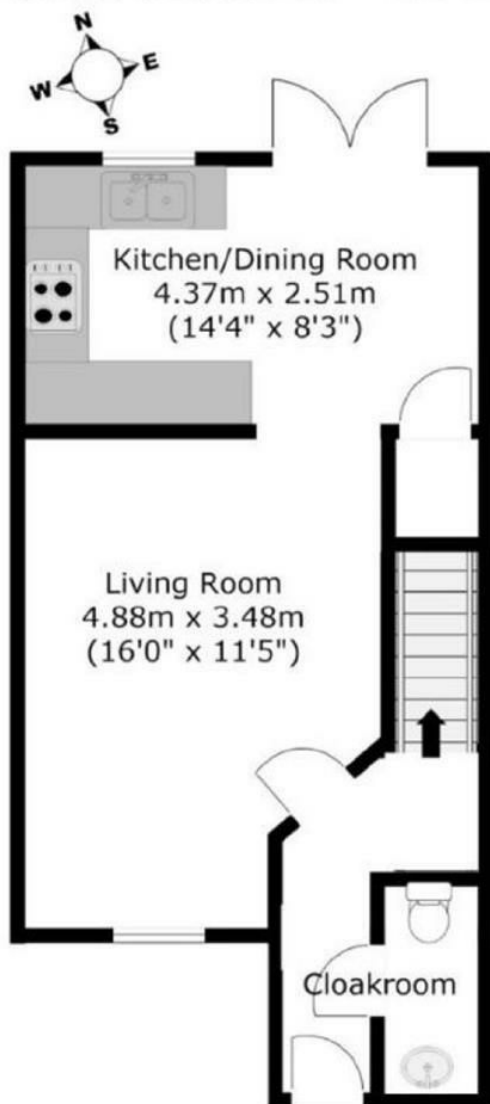
Hours of Business

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

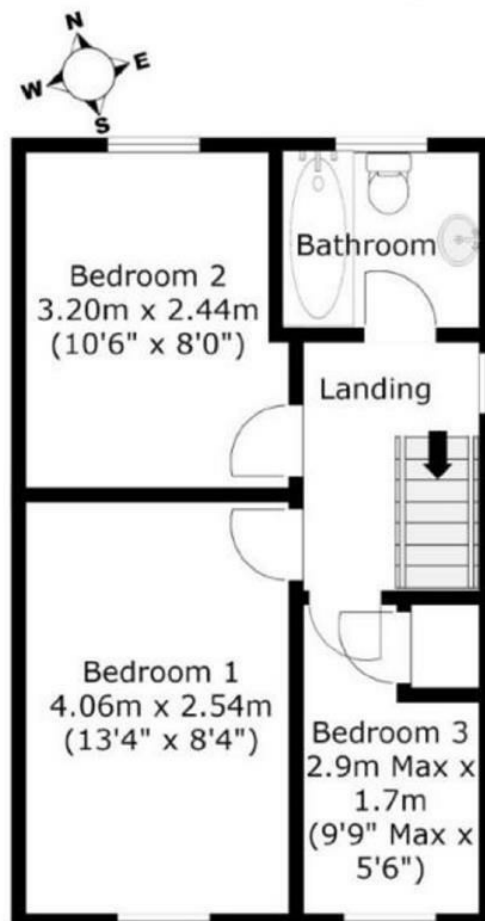
Additional Information

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.

Ground Floor: 36 m² = 387.5 ft²



First Floor: 32.6 m² = 350.9 ft²



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	