

# Town & Country

Estate & Letting Agents

High Street, Wrexham

£150,000



Located at the heart of this popular and characterful village presents this two bedroom semi-detached property benefitting from gas fired central heating and UPVC double glazing. In brief comprises an entrance hall, living room, dining room, kitchen, first floor landing, two bedrooms and a modern four piece bathroom suite. Externally, to the front of the property is an attractive landing strip garden whilst the rear garden holds the most beautiful views from an elevated patio area that has a lawn garden and steps descending down to off-road parking.

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



## Entrance Hall

A composite double glazed front door opens to timber laminate flooring, a radiator, and internal door opening to the living room. There is an arched throughway opening to the dining room and a staircase rising to the first floor accommodation.



## Living Room

11'1"×10'8"

With timber laminate flooring, window to the front elevation, radiator, and ceiling mouldings. The room features a half oak mantle and electric stove affect fireplace.



## Kitchen

9'7"×7'2"

The kitchen is installed with an array of white wall base and drawer units complimented by stainless steel handles. Worksurface space house a stainless steel single drainer sink unit with a mixer tap and tiled splashback's. Integrated appliances include a stainless steel oven, hob and extractor

hood. The flooring is ceramic tile, set within the ceiling are recessed downlights and there are windows to both side and rear elevations, along with a UPVC double glazed back door which opens to the rear garden.



## Dining Room

11'10"×11'5"

With timber laminate flooring, radiator, window facing the rear elevation with lovely views, under stairs storage cupboard, with a light, a through way to the kitchen and glazed double doors opening to the living room.

## First Floor Landing

Having doors to both bedrooms, bathroom suite and access to the loft through a retractable wooden ladder (loft having ample storage space, boarding along with power and light).



## Bedroom One

12'6"×10'6"

With a window to the front elevation, radiator and fitted with floor to ceiling

wardrobes with luggage cupboards above complimented by stainless steel handles.



## Bedroom Two

11'5"×9'4"

Having a radiator and a window to the rear elevation enjoying lovely views.



## Bathroom

10'1"×7'1"

A lovely, contemporary bathroom installed with a modern four piece suite, comprising a panel bath with a central mixer tap and shower. There is a corner shower enclosure, with dual head thermostatic showering, a dual flush, low-level WC, and a wash hand basin with mixer tap and vanity unit below. The walls are partially tiled, ceramic tiled flooring, chrome heated towel rail, extractor fan, radiator and a skylight set within the ceiling.

## External Utility Room

10'1"×6'7"

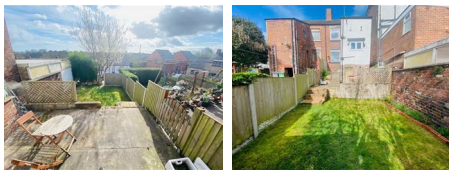
Positioned below the kitchen with power

and light houses a hot water system with plumbing and plenty of space for a washing machine and dryer.



## Outside

The property is approached through an iron gate that opens to a paved and slight chip pathway to the side of a Londonshire style garden that leads to the entrance door. Several steps descend to a concrete patio area (which also gives access to the utility room) offering lovely views to the rear. Several steps descend to the predominantly lawned and shrub garden. To the rear of the garden are several steps that lead to the property's allocated off-road parking.



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## 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.

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## Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm

Saturday - 9:00am - 4:00pm

## 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.

## Services (Wrexham)

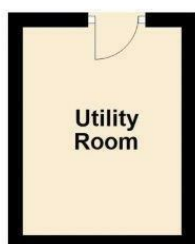
The agents have not tested any of the appliances listed in the particulars.

## Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## Lower Ground Floor

Approx. 6.4 sq. metres (68.8 sq. feet)



## Ground Floor

Approx. 38.4 sq. metres (412.9 sq. feet)



## First Floor

Approx. 38.4 sq. metres (412.9 sq. feet)



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		
	55	82
England & Wales		EU Directive 2002/91/EC