

Town & Country

Estate & Letting Agents

Gerald Street

Offers In Excess Of
£245,000



An impressive three bedroom detached property offering charm and character situated within walking distance of Wrexham town. The property comprises; entrance hall, lounge, sitting room, kitchen, utility, conservatory and bathroom on the ground floor, with three bedrooms and shower room on the first floor. Externally is a large driveway and garage to front and side, with an impressive garden to rear.

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

Entrance

Double glazed composite door to front. Double glazed window to front with side panels x2. Understairs storage cupboard. Dado rail. Radiator.

Lounge

15'1" x 12'10"

Wood burner with tiled recess and hearth. Parquet flooring. Picture rail. Coved ceiling. Double glazed bay window to front.

Sitting Room

14'4" x 13'2"

Wood burner with tiled recess and hearth. Parquet flooring. Picture rail. Coved ceiling. Double glazed window to rear. Double glazed French doors to rear.

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Conservatory

13'0" x 10'9"

Tiled flooring. Double glazed window panels. Double glazed French doors to rear. Radiator.

Kitchen/Breakfast Room

13'7" x 10'9"

Fitted with a range of wall, base and drawer units with complementary work surfaces. 1 & ½ stainless steel sink unit with drainer and mixer tap. Space for range styler cooker. Space for fridge-freezer. Localised wall tiling. Wood laminate flooring. Double glazed window to rear x2. Radiator.

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Utility Room

9'1" x 6'10"

Fitted with wall and base units with complementary work surfaces. Plumbing for washing machine. Plumbing for a dishwasher and tumble dryer vent. Localised wall tiling. Tiled flooring. Double glazed door and window to side.

Bathroom

Low level W/C. Pedestal wash hand basin. Panel enclosed bath with shower attachment over. Localised wall tiling. Tiled flooring. Double glazed window to side. Radiator.

Landing

Walk-in storage cupboard. Radiator. Doors to:

Bedroom One

13'0" x 10'1"

Substantial built-in wardrobes. Double glazed window to front x2. Radiator.

Bedroom Two

12'5" x 10'9"

Substantial built-in wardrobes. Double glazed window to rear x2. Radiator.

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Bedroom Three

10'8" x 5'8"

Picture rail. Double glazed window to rear. Radiator.

Shower Room

Low level W/C. Pedestal wash hand basin. Corner shower. Localised wall tiling. Double glazed window to rear. Radiator.

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Front Garden

Spacious driveway to front suitable for four vehicles accessed via gates with garage to side.

Rear Garden

An impressive rear garden with gravelled path, lawned garden with plants and shrubs and paved seating area.

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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.

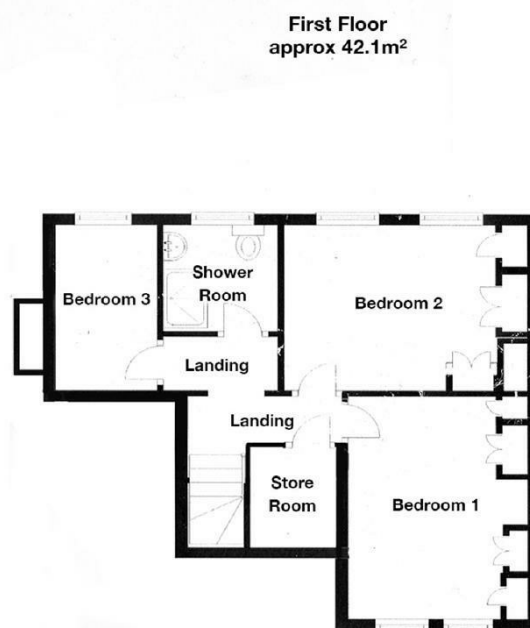
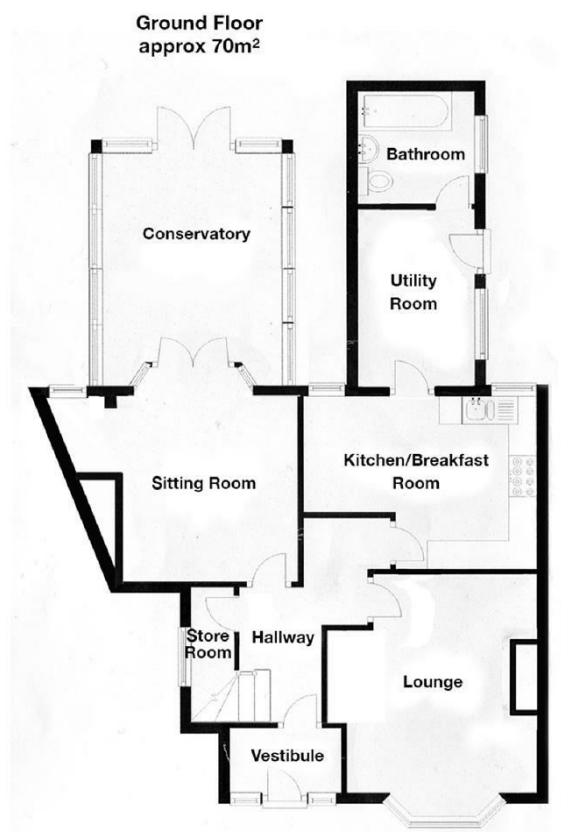
Hours of Business

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.



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		76
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC