

Town & Country

Estate & Letting Agents

Fenwick Drive, Wrexham

£230,000



A fantastic opportunity to purchase a very well presented three bedroom detached property situated within good proximity to Wrexham town. The property comprises; entrance hall, lounge and kitchen/diner on the ground floor, with three bedrooms and bathroom on the first floor. Externally is a driveway and lawned garden to front, with a large and impressive garden with patio and mature shrubs to rear.

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

TEL: 01978 291345

Entrance

Double glazed composite door to entrance. Double glazed window to front. Dado rail. Coved ceiling. Laminate flooring. Radiator. Doors to:

Lounge

20'2" x 10'0"

Gas fire and surround. Coved ceiling. Dado rail. Double glazed window to front and rear. Radiator x2.

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Kitchen/Diner

13'9" x 8'7"

Fitted with a range of wall, base and drawer units with complementary wooden work surfaces. Belfast sink and mixer tap. Space for range style cooker with integrated extractor hood above. Space for fridge-freezer. Plumbing for washing machine. Localised wall tiling. Tiled flooring. Radiator. Inset spotlights. Double glazed window to side. Double glazed door to rear.

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Landing

Storage cupboard housing combi boiler. Loft access. Double glazed window to side. Doors to:

Bedroom One

12'0" x 10'0"

Built-in wardrobes. Coved ceiling. Double glazed window to rear. Radiator.

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Bedroom Two

10'0" x 9'11"

Coved ceiling. Double glazed window to front. Radiator.

Bedroom Three

10'6" x 8'9"

Built-in cabin bed. Coved ceiling. Double glazed window to front. Radiator.

Bathroom

Low level W/C. Pedestal wash hand basin. P-shaped panel enclosed bath with shower attachment over. Fully tiled walls. Tiled flooring. Double glazed window to rear. Radiator.

Garage

Outside

Lawned garden with driveway to front providing ample off road parking. Large and well maintained garden to rear being mainly lawned with patio and mature shrubs and trees giving good degree of privacy.

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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		
(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 