

# Town & Country

Estate & Letting Agents

Colemere Street, Wrexham

£129,950



A partly renovated three-bedroom mid-terrace, within walking distance of Wrexham town centre and Erddig National Park. Featuring gas central heating and double glazing, the property offers a lounge, dining room, kitchen, bathroom, three bedrooms, on-street parking, and a rear courtyard.

**\*\* Tenant in Situ \*\***

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



## DESCRIPTION

A partly renovated three-bedroom mid-terrace home, ideally positioned within walking distance of Wrexham town centre and Erddig National Park. The property benefits from gas central heating and double glazing, with the accommodation briefly comprising a lounge, dining room, kitchen, and bathroom to the ground floor, along with three bedrooms to the first floor. Externally, on-street parking is available to the front and there is a rear courtyard.

\*\* Tenant in Situ \*\*



## LOCATION

Situated on Colemere Street, this property enjoys a convenient location within walking distance of Wrexham town centre, with its wide range of shops, restaurants, schools, and leisure facilities. Erddig National Trust Park is also nearby, while excellent road links, including the A483, provide easy access to Chester, Oswestry, and the wider motorway network.



## LOUNGE

12'4 x 11'9

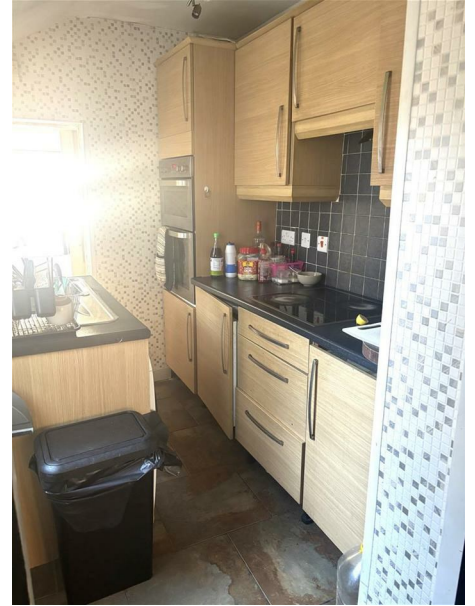
Featuring a fireplace with laminate flooring.



## DINING ROOM

12'4 x 11'1

With fireplace and laminate flooring.



## KITCHEN

5'8 x 8'1

Fitted with matching wall and base units, contrasting worktops, integrated cooker with extractor hood, and vinyl flooring.



## BATHROOM

6'5 x 6'1

Installed with a three-piece suite including wash hand basin and shower cubicle, with tiled flooring.

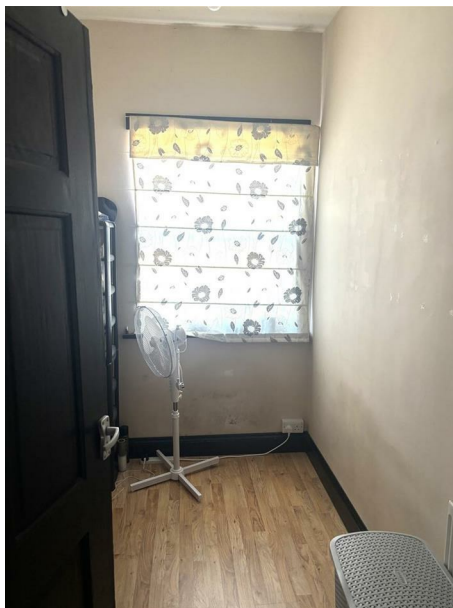




## BEDROOM ONE

12'4 x 11

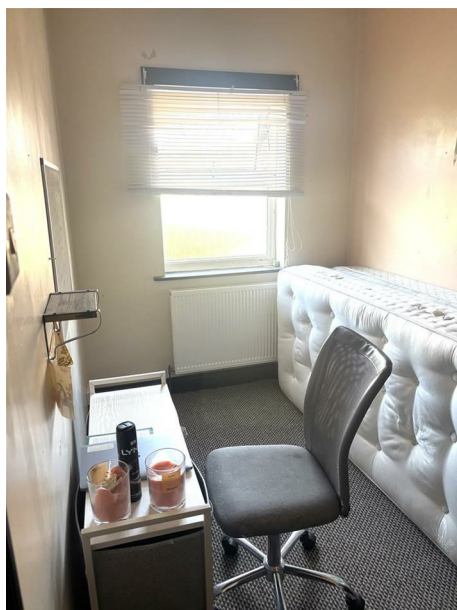
Window to front, exposed wooden flooring, built in shelving.



## BEDROOM THREE

5'6 x 8'6

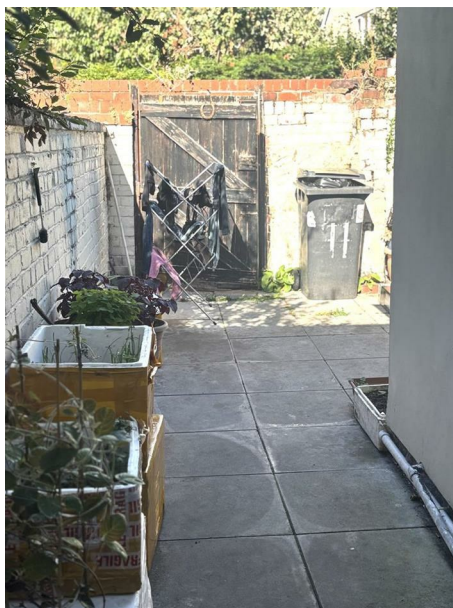
Window to rear, radiator.



## BEDROOM TWO

6'6 x 11'6

Window to rear, built in storage cupboard, radiator.



## EXTERNALLY

Low-maintenance rear yard.

## Services

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

Freehold

Council Tax Band - B (£1706 Per Year)

## Viewings

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

## To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

## Mortgage Advice

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.**

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.

