

Town & Country

Estate & Letting Agents

Snowdon Drive, Ty Gwyn

Offers In The Region Of
£165,000



TOWN & COUNTRY ESTATE AGENTS WREXHAM PROUDLY PRESENT THIS: Three bedroom end of terraced property located within close proximity to the A483 and it's many transport Links. The property, which has been maintained to a very high standard, briefly comprises: a porch, day/morning room, kitchen/diner, utility room, cloakroom and storage area on the ground floor; with a landing three bedrooms, one which could also be used as a study and bathroom on the first. Externally are gardens to the side and rear. A MUST VIEW!

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TEL: 01978 291345

Entrance Porch

UPVC double doors with double glazed side panels to front. Tiled flooring. UPVC door with side panels to:

Day Room/Morning Room

17'6" x 9'8"

Stairs to first floor. Understairs storage. Wood effect laminate flooring. Radiator. Door off to:

Kitchen/Diner

18'11" x 9'3"

A modern range of light wood effect wall base and drawer units with complimentary work surfaces over. 1½ bowl stainless steel sink unit with mixer tap and drainer. Splashback tiling. Integrated electric oven and 4 ring gas hob with extractor hood over. Inset spotlights. Beamed effect ceiling. Wood effect laminate flooring. Two UPVC double glazed windows to rear. Radiator. UPVC door to rear. Door to:

Additional Photograph

Additional Photograph.

Utility Room

11'7" x 8'5"

A spacious utility area. Complimentary work surfaces. Belfast sink. Plumbing for washing machine and dishwasher. Appliances included in sale. Cupboard housing 'Potterton' combi-boiler. Inset spotlights. Tiled flooring. Radiator. Door to:

Cloakroom

A modern suite. Low level WC. Cylindrical wash hand basin with mirror over. Shaver point. Fully tiled walls and flooring. Radiator.

Storage Area

8'5" x 6'6"

Shelving. Light.

Landing

Wood spindled balustrade. Storage/airing cupboard. Radiator. Doors off to:

Lounge

19'0" x 14'3"

Modern stone effect fireplace with coal effect gas fire inset. UPVC double glazed window to front. Radiator. UPVC double glazed patio doors open to verandah.

Additional Photograph..

Verandah

Ornate wrought iron railings.

Bedroom One

12'2" x 10'0"

Wood laminate flooring. UPVC double glazed window rear. Radiator.

Bedroom Two

8'4" x 7'9" (measured to wardrobes)

Fitted wardrobes with mirrored doors. UPVC double glazed window to rear. Radiator.

Bedroom Three / Study

9'8" x 6'0"

Built in storage cupboard. Wood effect laminate flooring. UPVC double glazed window to side. Radiator.

Bathroom

A modern white suite. Bath with shower attachment. Low level WC. Corner shower cubicle. Wall mounted wash hand basin with mirror over. Shaver point. Chrome towel rail. Fully tiled walls and flooring. Frosted UPVC double glazed window to side.

Outside

The road to the front of the property allows for parking. An enclosed side garden allows access to the rear, and benefits from an outside tap. To the rear of the property is a wooden decked area, ideal for alfresco dining, with steps

down to a further garden, with ornate gravel and well stocked beds. There is also a greenhouse, an outside tap and a wooden pergola.

Additional Photograph...

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.

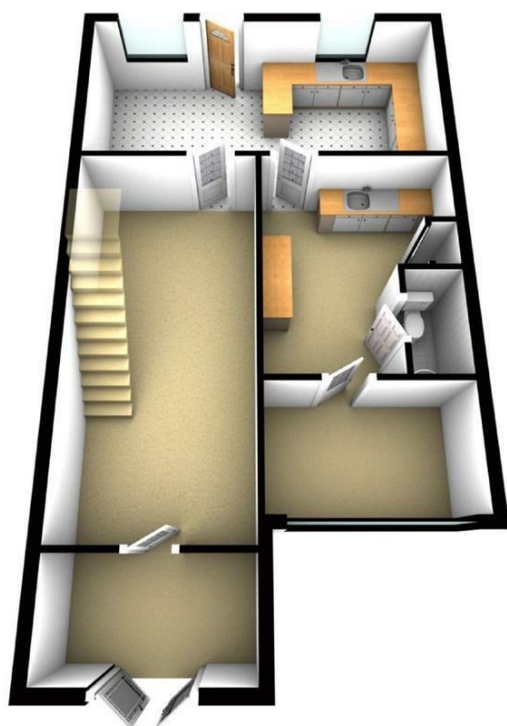
Hours of Business

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

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



First Floor



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