

Town & Country

Estate & Letting Agents

Dolydd Road, Wrexham

£120,000



A great opportunity to purchase a two bedroom terraced property situated within walking distance of Wrexham town centre and Maelor Hospital. The property comprises; entrance hall, lounge, kitchen, utility and bathroom on the ground floor, with two bedrooms on the first floor. Externally is a driveway to front, with yard to side and rear. Being an ideal first time buy or investment.

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

TEL: 01978 291345

Entrance

UPVC door to front entrance into:



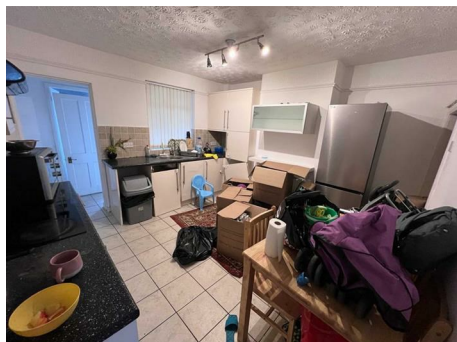
Lounge

11'10" x 10'6"

Double glazed window to front.
Radiator.

Hallway

Stairs to first floor. Doors to:



Kitchen

11'9" x 11'5"

Fitted with a range of wall, base and drawer units with complementary work surfaces. Stainless steel sink unit and drainer. Integrated electric hob and oven. Space for washing machine. Space for fridge-freezer. Part tiled walls. Tiled flooring. Double glazed window to rear. Radiator.



Utility

Space for washing machine and tumble dryer. Vinyl flooring. Window to the rear. Wooden door leading to the garden.

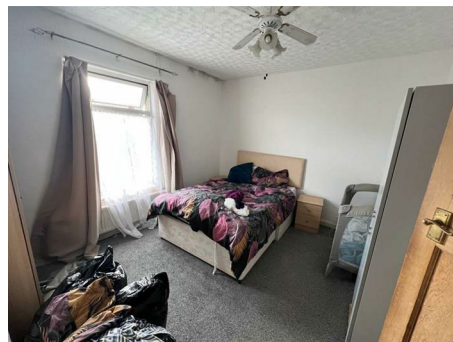


Bathroom

Low level W/C. Wash hand basin. Panel enclosed bath with electric shower over. Heated towel rail. Tiled flooring. Tiled walls. Double glazed window to rear.

Landing

Doors to:



Bedroom One

11'10" x 10'7"

Double bedroom. Double glazed window to front. Radiator.



Bedroom Two

14'3" (Recess) x 11'10"

Loft access. Boiler. Double glazed window to rear.



Outside

Brick-paved driveway to front providing off-road parking. Concrete yard to side and rear.

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.

