

Town & Country

Estate & Letting Agents

Pleasant Villas, Caego, Wrexham

£159,950



A well-presented two-bedroom terraced property located in the popular village of New Broughton, offering convenient access to Wrexham, local amenities and excellent road links. The accommodation briefly comprises an entrance porch, reception hall, living room with feature fireplace, spacious sitting/dining room and a fitted kitchen with semi-vaulted ceiling and skylights. To the first floor are two bedrooms and a generous four-piece family bathroom. Externally the property benefits from a lawned front garden and an enclosed rear garden with patio, greenhouse and access to a detached garage with off-road parking.

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DESCRIPTION

Situated in the popular village of Caego, this well-presented two-bedroom terraced property offers convenient access to Wrexham, local amenities and excellent road links. The accommodation briefly comprises an entrance porch, reception hall, living room with feature gas fire, spacious sitting/dining room and a fitted kitchen with skylights and exposed beams. To the first floor are two bedrooms and a generous family bathroom fitted with a four-piece suite. Externally, the property benefits from a lawned front garden and an enclosed rear garden with patio, greenhouse and gated access leading to a detached garage with off-road parking.

PORCH

6'7" x 4'7"

A UPVC double-glazed framed porch entered via a UPVC double-glazed door, opening to ceramic tiled flooring. A white oak veneer double-glazed door opens into the reception hall.

RECEPTION HALL

With stairs rising to the first floor accommodation and a door opening to the living room.



LIVING ROOM

11'6" x 12'3"

Featuring a UPVC double-glazed window to the front elevation, light oak engineered flooring, and a living flame gas fire with a marble hearth and rustic wooden surround. A glazed door opens to the sitting/dining room.



DINING ROOM

15'3" x 10'2"

With woodgrain laminate flooring, radiator, ornamental fireplace, and an under-stairs storage cupboard. A wooden double-glazed door opens to the rear garden.



KITCHEN

11'3" x 9'8"

The kitchen is fitted with a range of light oak style wall, base and drawer units complemented by display cabinets and ornamental handles. Ample work surface space houses a resin single drainer sink unit with mixer tap and tiled splashback. There is a dishwasher, fridge-freezer, washing machine, cooker included and space for a tumble dryer.

The ceiling is semi-vaulted with exposed beams and two double-glazed skylights along with recessed downlights. A built-in cupboard houses the gas combination boiler. Additional features include a radiator, a timber-framed double-glazed window to the rear elevation, and a partially double-glazed back door opening to the rear garden.



BEDROOM ONE

12'3" x 9'1"

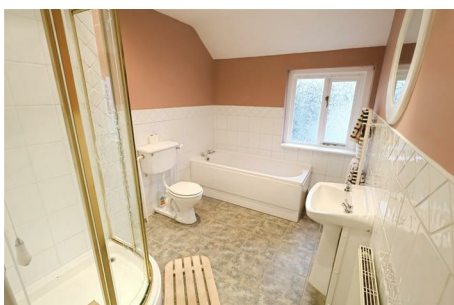
With woodgrain effect laminate flooring, two UPVC double-glazed windows to the front elevation with a radiator positioned between them, and two built-in wardrobes with hanging space and shelving.



BEDROOM TWO

10'0" x 7'4"

With radiator and a timber-framed double-glazed window to the rear elevation.



BATHROOM

13'0" x 7'1" (max)

A generous sized bathroom fitted with a four-piece white suite comprising a panelled bath, corner shower enclosure with thermostatic shower, pedestal

wash hand basin and low-level WC.

The flooring is ceramic tiled with partially tiled walls. Additional features include a radiator, heated towel rail, recessed ceiling downlights, extractor fan, and an opaque double-glazed timber-framed window to the rear elevation.



REAR GARDEN

The rear garden features a paved patio area and pathway with small lawn gardens to either side. There is a greenhouse, external water supply and lighting, and timber gated rear access. The garden also provides access to the garage, with a gravel parking space suitable for a small to average sized car.

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GARAGE

24'3" x 11'1"

Accessed from the rear via an up-and-over garage door, the detached garage benefits from power and lighting, a pitched roof with storage, and a single-glazed window to the side elevation. There is a second single-glazed window to the rear elevation and a glazed

pedestrian door providing access from the rear garden.

FIRST FLOOR LANDING

With recessed downlights set within the ceiling and doors leading to both bedrooms and the bathroom.

Services (Wrexham)

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

Council Tax Band - C £1949)

Tenure - Freehold

Viewings (Wrexham)

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

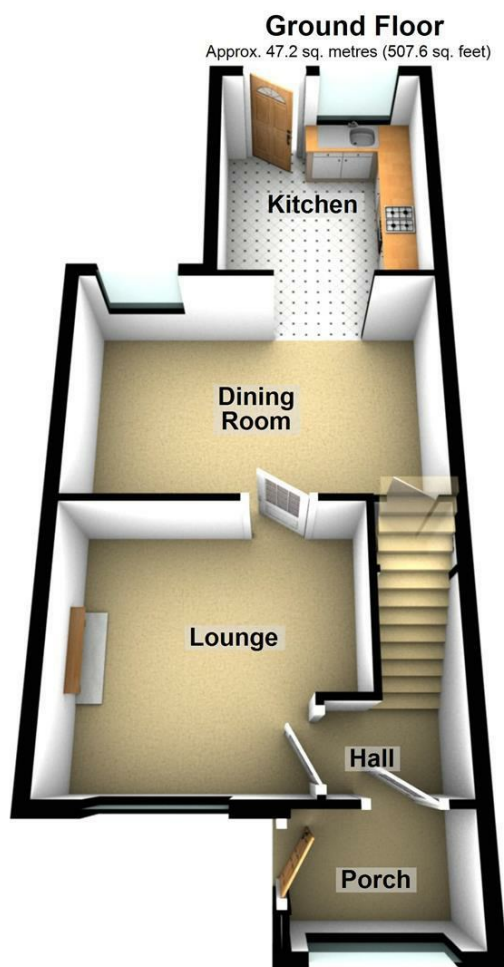
To Make an Offer (Wrexham)

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

Mortgage Advice (Wrexham)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC