

Town & Country

Estate & Letting Agents

Smithy Lane, Wrexham

£180,000



This three-bedroom semi-detached property is situated in a residential area of Wrexham and offers accommodation across two floors, including a living room, kitchen/dining room, bathroom, and separate WC. The property benefits from front and rear gardens, with the rear enjoying a south-facing aspect. Requiring modernisation throughout, the property provides an opportunity for improvement and updating.

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

TEL: 01978 291345



DESCRIPTION

A three-bedroom semi-detached property located in a popular residential area of Wrexham, offering convenient access to local amenities, the city centre, and nearby road networks. The accommodation comprises an entrance hall, living room, kitchen/dining room, and rear hallway to the ground floor, with three bedrooms, a bathroom, and a separate WC to the first floor. Externally, the property benefits from front and rear gardens, with the rear enjoying a south-facing aspect. The property requires modernisation and presents an opportunity for improvement.

LOCATION

Smithy Lane is situated within a residential area of Wrexham, providing access to a range of local amenities including shops, schools, and everyday services. The area offers road links to Wrexham city centre and surrounding regions, along with access to nearby transport routes for commuting. The location is primarily residential in nature, with a mix of similar housing nearby.

ENTRANCE HALL

The property is entered through an opaque UPVC double-glazed front door, which opens into the entrance hall. Stairs rise to the first-floor accommodation, with doors leading to the living room and kitchen/dining room.



LIVING ROOM

18'2" x 10'9"

A double-aspect room with windows facing the front and rear elevations. There is a radiator and a living flame gas fire with an Adam-style surround. A door opens into the rear hallway.



KITCHEN/DINING ROOM

18'2" x 8'3"

Another double-aspect room with windows to the front and rear elevations. The room features ceramic tiled flooring throughout and a radiator. Although in need of replacement, the kitchen is currently fitted with wood grain-effect wall, base, and drawer units with stainless steel handles. There is a stainless steel single-drainer sink unit with mixer tap and tiled splashback, along with a built-in oven, hob, and extractor hood. There is also space and plumbing for a washing machine.

REAR HALL

With ceramic tiled flooring continued from the kitchen, under-stairs coat hanging space, and a single-glazed opaque rear door.

FIRST FLOOR LANDING

With a window facing the rear elevation and a radiator below. Doors open to the bathroom, separate WC, and all three bedrooms.



BEDROOM ONE

14'2" x 8'9" (max)

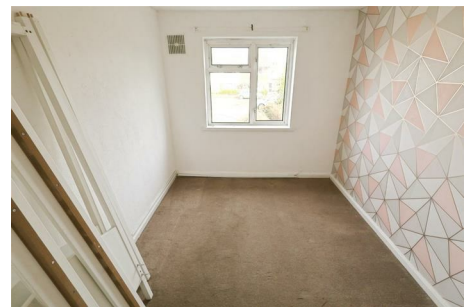
Having an over-stairs built-in cupboard, a window to the front elevation, and a radiator below.



BEDROOM TWO

12'4" x 8'3"

With a built-in cupboard housing the gas Worcester combination boiler, a window to the front elevation, and a radiator.



BEDROOM THREE

8'2" x 7'10"

With a radiator and a window facing the rear elevation.



BATHROOM

5'2" x 5'4" (max)

Fitted with a white panelled bath with an electric shower above, a wall-mounted wash basin, partially tiled walls, a heated towel rail, and an opaque window to the rear.



SEPERATE W/C

4'5" x 2'4"

With ceramic tiled flooring, tiled walls, an opaque window to the rear elevation, and fitted with a low-level WC.



EXTERNALLY

To the front of the property is a lawned and shrubbed garden with a pathway leading to the front door, alongside an external courtesy light. The pathway continues around the left-hand side of the property to the rear garden. The rear garden enjoys a sunny south-facing orientation, with a concrete patio area and two steps leading up to a predominantly lawned garden with a paved pathway. There is also a brick-built outbuilding, an external light, and a water supply.



Property Particulars Disclaimer

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form

any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or

will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

Services (Wrexham)

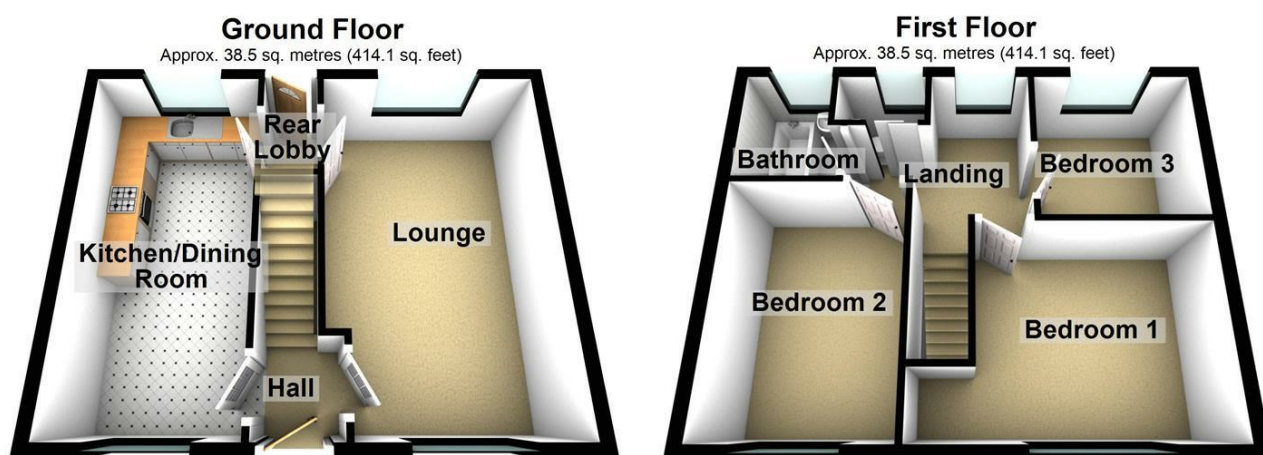
The agents have not tested any of the appliances listed in the particulars.

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.

Viewings (Wrexham)

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



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	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC