

Town & Country

Estate & Letting Agents

Villiers Street, Wrexham

£130,000



A spacious and well-maintained two-bedroom terraced home situated in a convenient residential location close to Wrexham city centre and a range of local amenities. The property offers well-proportioned accommodation throughout, comprising a welcoming living room, separate dining room, fitted kitchen, useful utility/storage area, and a ground-floor bathroom.

To the first floor are two generous double bedrooms, including a useful storage space accessed from the second bedroom. Externally, the property benefits from a low-maintenance courtyard area with artificial grass and seating space, along with a separate lawned garden area. Further benefits include UPVC double glazing, gas central heating via a Worcester combi boiler, and excellent potential for first-time buyers, downsizers, or investors alike.

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DESCRIPTION

A well-presented two-bedroom terraced property offering spacious living accommodation, including a bright living room, separate dining room, fitted kitchen, ground-floor bathroom, and two generous double bedrooms. Externally, the property benefits from a private courtyard with artificial grass, a further garden area, UPVC double glazing, and gas central heating throughout.



LOCATION

Situated on Villiers Street in Wrexham, this property enjoys a convenient residential location within easy reach of Wrexham city centre. A wide range of local amenities, including shops, supermarkets, schools, cafés, and leisure facilities, are nearby. The property also benefits from excellent transport links, with easy access to the A483 for commuting to Chester, Oswestry, and the wider North Wales region. Wrexham General railway station is also within easy reach, providing regular rail connections to surrounding towns and cities.

ENTRANCE PORCH

Enter through a UPVC double-glazed front door into a small entrance hallway, which features an archway leading into the living room.



LIVING ROOM

12'2" x 11'3"

The living room benefits from a large UPVC

double-glazed window to the front elevation, allowing plenty of natural light. Features include a radiator, a marble fireplace with gas fire, a built-in shelving unit, decorative coving to the ceiling, and attractive wood-effect laminate flooring.



DINING ROOM

12'2" x 10'9"

The dining room continues with the same wood-effect laminate flooring and offers a large UPVC double-glazed window overlooking the rear elevation, with a radiator positioned beneath. There is also a useful understairs storage cupboard, providing ample storage space.



KITCHEN

5'6" x 6'8"

The kitchen is fitted with cream ceramic floor tiles and partially tiled walls finished in a marble-effect design. It features a range of light oak wall and base units with complementary worktops, a gas hob and oven, stainless steel sink, plumbing for a washing machine, and a UPVC double-glazed window to the rear elevation. The kitchen also houses the Worcester combi boiler.

UTILITY/STORAGE AREA

Located just off the rear door, this useful

storage area provides built-in worktop and cupboard space, making it ideal for storing cleaning equipment and household items.



BATHROOM

5'6" x 7'0"

The bathroom is fitted with the same ceramic flooring that flows through from the kitchen. It comprises a panelled bath with electric shower, pedestal wash hand basin, WC, small radiator, and a large UPVC double-glazed window. The walls are fully tiled with white ceramic tiles from floor to ceiling.



FIRST FLOOR LANDING

The staircase is fitted with brown carpet and benefits from a wooden handrail, leading to the first-floor accommodation.



BEDROOM ONE

10'11" x 12'2"

A generously sized double bedroom featuring wood-effect laminate flooring, a large UPVC double-glazed window to the front elevation, and a radiator.



BEDROOM TWO

10'10" x 12'4"

Another spacious double bedroom with matching wood-effect laminate flooring and a large UPVC double-glazed window overlooking the rear elevation. A door leads to a useful walk-in wardrobe/storage area.



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REAR GARDEN

To the rear of the property is a low-maintenance courtyard/patio area with artificial grass and a fitted bench, creating an ideal space for outdoor seating and dining. A timber gate provides access to the remainder of the garden, which is mainly laid to grass. Access to this section of the garden is via a shared pathway with neighbouring properties.



EXTERNALLY



COURTYARD

Services (Wrexham)

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

Tenure - Freehold

Council Tax Band - B

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)

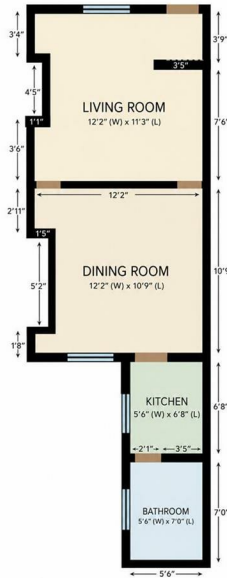
Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

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 most 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			84
(69-80) C		68	
(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	