

Town & Country

Estate & Letting Agents

Kingsmills Road, Wrexham

Offers In Excess Of
£120,000



Ideally located for easy access to Wrexham town centre, with a host of amenities close at hand, this spacious bay-fronted two-bedroom mid-terrace property requires modernisation and benefits from gas central heating and double glazing. The accommodation comprises a vestibule, entrance hall, spacious living/dining room, kitchen and first-floor landing providing access to the bathroom and two double bedrooms. Externally, the front of the property features a lawned garden enclosed by a stone boundary wall, with a paved pathway leading to the front door. To the rear is an enclosed courtyard, with shared access throughway leading to a further small lawned garden.

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DESCRIPTION

Ideally located for easy access to Wrexham town centre, this spacious bay-fronted two-bedroom mid-terrace property offers excellent potential for modernisation. Benefiting from gas central heating and double glazing, the accommodation includes a generous living/dining room, kitchen, bathroom and two double bedrooms. Externally, there is a lawned front garden with stone boundary wall, plus an enclosed rear courtyard and further lawned garden.



LOCATION

Situated on Kingsmills Road in the popular Smithfield area of Wrexham, the property is conveniently positioned for easy access to Wrexham town centre, approximately a mile away. A range of everyday amenities, shops and local facilities are close by, while Wrexham Central railway station is also within easy reach. The location provides good access to the wider road network, making it a convenient base for commuters.

VESTIBULE

The property is entered through a UPVC opaque double-glazed door, opening into a vestibule with a further door leading into the entrance hall.

ENTRANCE HALL

The entrance hall has a radiator and stairs rising to the first-floor accommodation. A door leads into the living/dining room.



LIVING / DINING ROOM

25'6 x 11'2

A spacious double-aspect room with two radiators, a window overlooking the rear elevation and a bay window to the front. There is a door providing access to an understairs storage cupboard, together with a further door leading into the kitchen.



KITCHEN

11 x 7'2

Fitted with wood-grain-effect wall, base and drawer units with worktop surfaces incorporating a stainless-steel single-drainer sink unit with tiled splashback. There is a built-in oven, hob and extractor hood, together with space for a tall freezer and plumbing and space for a washing machine. The gas combi boiler is wall-mounted, and a window overlooks the side elevation.

FIRST FLOOR LANDING

The landing has a staircase with banister and spindle balustrade, with doors leading to the bathroom and both bedrooms.



BEDROOM ONE

14'4 x 11'2

A spacious double bedroom with a radiator and two windows overlooking the front elevation.



BEDROOM TWO

9'2 x 11'4

A further double bedroom with a radiator and window overlooking the rear elevation.



BATHROOM

11'3 x 7

Fitted with a panel bath with an electric shower over, wash hand basin with vanity unit and low-level WC. There is an opaque window overlooking the rear elevation and a radiator.



EXTERNALLY

The property is approached via a lawned garden enclosed by a stone boundary wall, with a paved pathway leading to the front door. To the rear of the property is an enclosed courtyard with shared access throughway and a small lawned garden beyond.

Services

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

Freehold

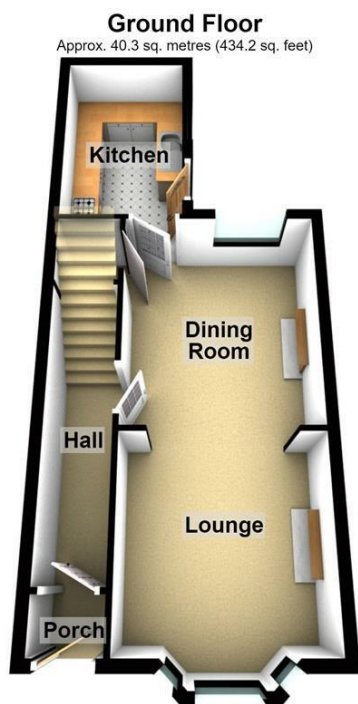
Council Tax Band - C (£1949 Per Year)

Viewings

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

To Make an Offer

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



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	71	83
EU Directive 2002/91/EC		