Town & Country

Estate & Letting Agents

Colemere Street, Wrexham £122,000









A well-proportioned two-bedroom end-terraced property situated within easy reach of Wrexham city centre. The accommodation comprises an entrance hall, spacious living room, separate dining room, fitted kitchen, ground floor bathroom and two generously sized bedrooms. Externally, the property benefits from an enclosed rear courtyard and two allocated parking spaces. An ideal opportunity for first-time buyers, investors or those looking to downsize.

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

TEL: 01978 291345

Colemere Street, Wrexham

Town&Country
Estate & Letting Agents

DESCRIPTION

Situated in a convenient residential location within Wrexham, this two-bedroom end-terraced property offers well-proportioned accommodation throughout, making it an ideal opportunity for first-time buyers, investors or those looking to downsize. The ground floor comprises an entrance hall, a bright and spacious living room, a separate dining room, a fitted kitchen and a family bathroom. To the first floor are two generously sized bedrooms, both benefiting from UPVC double-glazed windows. Externally, the property benefits from an enclosed rear courtyard and two allocated parking spaces to the rear. With excellent access to local amenities and Wrexham city centre, this property presents a fantastic opportunity for a variety of purchasers.



LOCATION

Situated on Colemere Street, just a short distance from Wrexham city centre, the property enjoys a convenient location with a wide range of amenities close by. The surrounding area offers easy access to supermarkets, local shops, schools, cafés and restaurants, alongside the wider shopping and leisure facilities available within the city centre. Wrexham Central and Wrexham General railway stations are also within easy reach, providing useful transport connections, while the nearby road network offers convenient access towards Chester, Oswestry and the surrounding areas.



ENTRANCE HALL

The property is entered via a UPVC double-glazed front door, opening into the entrance hall. A large radiator is positioned to the right-hand side, with access to the living room on the left and the dining room directly ahead. A staircase rises to the first-floor accommodation.

-



LIVING ROOM/DINING ROOM

The dining room continues the light laminate flooring from the living room, providing a practical and versatile space for everyday dining. A large UPVC double-glazed window overlooks the rear garden, allowing natural light to enter. The room also houses the Worcester combination boiler and benefits from a useful under-stairs storage cupboard.



-



-



KITCHEN

The kitchen is fitted with black tiled flooring and a range of white high-gloss wall and base units, providing practical storage and preparation space. There is space for a freestanding cooker and oven, while a UPVC double-glazed window overlooks the rear garden.



-



LOUNGE

A bright and welcoming living room featuring light laminate flooring and a large UPVC double-glazed window overlooking the front elevation, allowing plenty of natural light to enter. A radiator is positioned beneath the window.

Colemere Street, Wrexham

Town & Country
Estate & Letting Agents







-

-

-





DOWNSTAIRS BATHROOM

The ground floor bathroom is fitted with black tiled flooring and comprises a bath, separate shower enclosure, WC and freestanding wash basin. The walls are partially tiled in white around the sanitary fittings and shower enclosure, providing a neutral finish. An opaque UPVC double-glazed window overlooks the rear elevation, while a radiator is positioned to the right-hand side upon entering.

BEDROOM TWO

A well-proportioned second bedroom benefiting from a UPVC double-glazed window overlooking the rear garden, with a radiator positioned beneath. The room offers flexibility for use as a bedroom, guest room or home office.

-



BEDROOM ONE

A spacious and bright main bedroom featuring a large UPVC double-glazed window overlooking the front elevation, allowing plenty of natural light to enter. A radiator is positioned to the left-hand side upon entering.



REAR GARDEN

The property benefits from an enclosed rear courtyard, accessed via a UPVC double-glazed external door with an opaque glazed panel. The courtyard provides a low-maintenance outdoor space with potential for seating or further personalisation.

PARKING

Off road parking with the property.

Services (Wrexham)

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

New boiler fitted recently and is under warranty until 10/11/2034

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.

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.

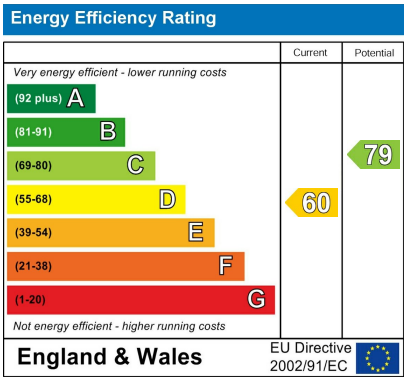
All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate 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

Town & Country
Estate & Letting Agents

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