



Cobden Road, Wrexham LL13 7TH

£900 Per Month

Situated close to Wrexham City Centre is this two bedroom, two bathroom terraced home available to rent. In brief the property comprises of an entrance hallway, living room, open plan kitchen/dining room, rear porch and downstairs shower room. To the first floor the landing area leads to two double bedrooms with the principal bedroom having an en-suite bathroom. Externally there is a rear patio. Cobden Road is conveniently located close to a wide range of local amenities, including shops, eateries, medical centres and schools. The property also benefits from excellent transport links, with bus and train services nearby, making it ideal for those commuting to Wrexham and surrounding areas.

- TWO BEDROOM TERRACED HOME TO RENT
- OPEN PLAN KITCHEN/DINING AREA
- REAR PORCH
- PRINCIPAL WITH EN-SUITE BATHROOM
- WALKING DISTANCE TO CITY CENTRE
- ENTRANCE HALLWAY
- LIVING ROOM
- DOWNSNTAIRS SHOWER ROOM
- DOUBLE BEDROOMS
- ON-STREET PARKING



Entrance Hall

UPVC double glazed door leading into entrance hallway. Wooden laminate flooring, radiator, ceiling light point, stairs to first floor, door to living room and dining room.

Living Room

UPVC double glazed window to front, wooden laminate flooring, panelled radiator, ceiling light point and built in unit.

Open Plan Kitchen/Dining Area

Versatile space with the kitchen housing a range of wall, drawer and base units with work surface over. Space for appliances, stainless steel sink unit with mixer tap. Opening into lounge/dining area with fireplace, under-stairs storage room, wooden laminate flooring throughout, panelled radiator, ceiling light point, two uPVC double glazed windows to the rear and side elevations with vertical blinds.

Rear Porch

UPVC double glazed door to rear/side, space for appliances, wall-mounted boiler, ceiling light point and door to downstairs bathroom.

Ground floor Shower Room

Four piece suite comprising low-level WC, wash hand basin, walk in shower and bidet. Fully tiled walls, extractor, uPVC double glazed window to side, ceiling light point, panelled radiator and extractor.

Landing Area

Doors to bedrooms and ceiling light point.

Bedroom One

UPVC double glazed window to the rear elevation. Finished with wooden laminate flooring, ceiling light point, panelled radiator and door into bathroom.

Bathroom

Three piece suite comprising low-level WC, wash hand basin and panelled bath with electric shower over. Finished with vinyl non-slip flooring, panelled radiator, recessed LED lighting/ceiling light point, and UPVC double glazed frosted window to the side/rear elevation.

Bedroom Two

UPVC double glazed window to the rear elevation. Finished with wooden laminate flooring, ceiling light point and panelled radiator.

Outside

To the rear is a courtyard area.

Important Information

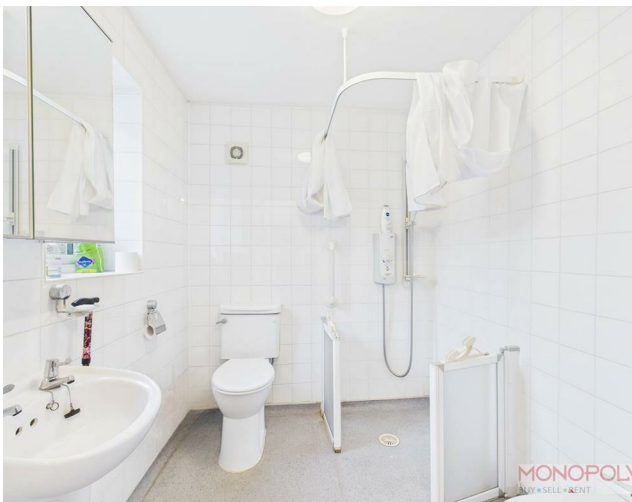
MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

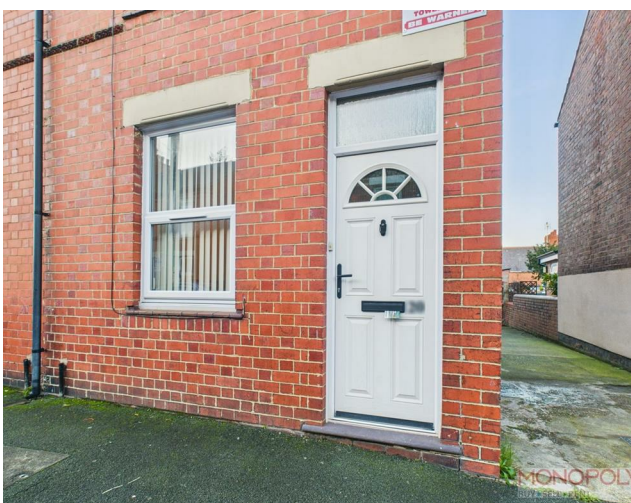
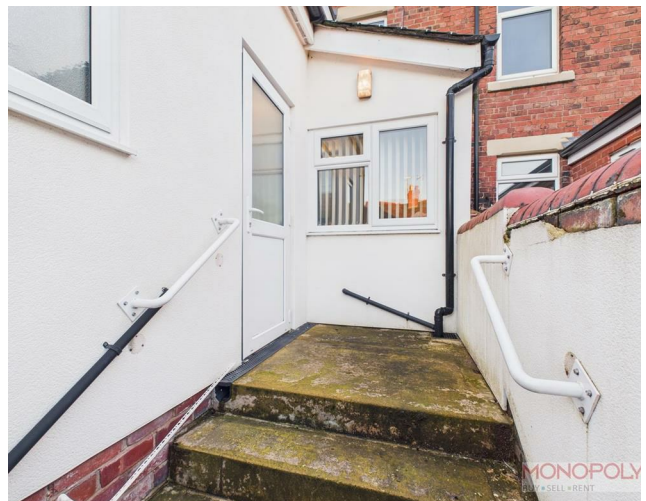
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within



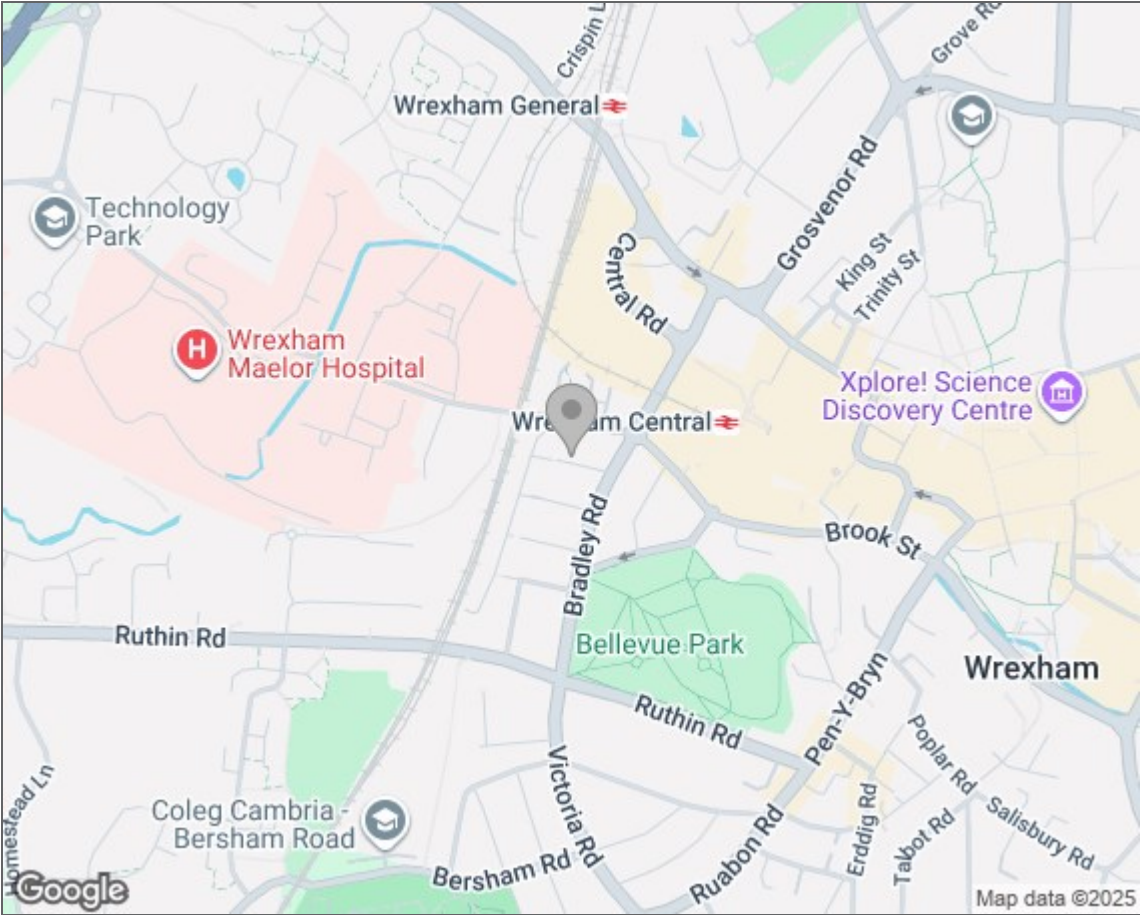
these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.











Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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