



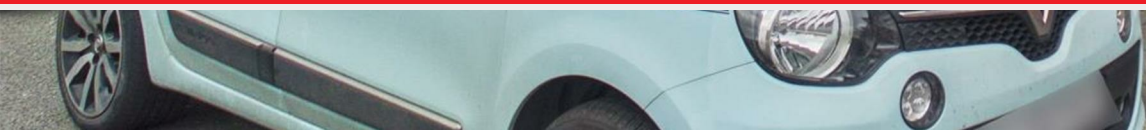
2 Gladwyn Terrace

Wrexham | LL11 5RN

£145,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



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Situated in the popular residential area of Southsea is this two double bedroom terraced home, offered for sale with the added benefit of no onward chain. Ideal for first-time buyers or investors, the property offers well-proportioned accommodation throughout and presents an excellent opportunity to step onto the property ladder or expand a rental portfolio. In brief, the accommodation comprises an entrance porch, dining room, living room, kitchen, rear porch and ground floor bathroom. To the first floor, the landing leads to two generous double bedrooms. Externally, the property benefits from a courtyard area and a landscaped raised garden designed for ease of maintenance, featuring decking and decorative stone, creating an attractive outdoor seating space. There is ample on-street parking to the front. Gladwyn Terrace is conveniently located within walking distance of a range of local amenities including shops, schools, eateries and everyday conveniences. The surrounding villages of Brynteg and Coedpoeth offer further facilities, whilst Wrexham City Centre is just a short drive away, providing a wider range of retail, leisure and transport options. Regular bus services operate nearby, and the A483 is easily accessible, offering excellent transport links to Chester, Oswestry and further afield, making the location ideal for commuters.

- TWO DOUBLE BEDROOM TERRACED PROPERTY
- NO ONWARD CHAIN
- PERFECT FOR FIRST TIME BUYERS/INVESTORS
- BOILER LESS THAN TWO YEARS OLD
- ENTRANCE PORCH
- TWO RECEPTION ROOMS
- GALLEY STYLE KITCHEN
- GROUND FLOOR BATHROOM
- LANDSCAPED GARDEN TO THE REAR
- RESIDENTIAL AREA OF SOUTHSEA



Entrance Porch

UPVC double glazed door leads into the entrance porch with wooden laminate flooring, radiator and ceiling light point.

Dining Room

UPVC double glazed window to the front. Carpeted flooring, ceiling light point, radiator and stairs to first floor.

Living Room

UPVC double glazed French doors to rear garden. Carpeted flooring, ceiling light point, radiator, under-stairs storage area and door into kitchen.

Kitchen

Housing a range of wall, drawer and base units with complimentary work surface over. Integrated oven, hob and composite sink unit with mixer tap over. Space and plumbing for washing machine, space for fridge freezer. Wall mounted boiler, tiled flooring, radiator, ceiling light point, uPVC double glazed window to the rear and door to rear porch.

Rear Porch

Built in storage cupboard, tiled flooring, ceiling light point and door to rear and bathroom.

Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and 'P' shaped bath with mains shower. Tiled walls, tiled floors, radiator, extractor, ceiling light point and uPVC double glazed window to the side/rear.

Landing Area

Ceiling light point, carpeted stairs, doors to two bedrooms.

Bedroom One

UPVC double glazed window to the rear. Feature fireplace, carpeted flooring, ceiling light point and radiator.

Bedroom Two

Two uPVC double glazed windows to the front. Built in storage cupboard. Feature fireplace, carpeted flooring, ceiling light point and radiator.

Outside

To the front there is a decorative slate courtyard area. To the rear there is a landscaped low-maintenance garden area including a courtyard area, raised decking, artificial lawn, paving and decorative stone. Additionally there is an outside tap, lighting and a gate leading to the shared access.

Additional Information

The boiler is combination and under 2 years old. There is no onward chain.

Important Information

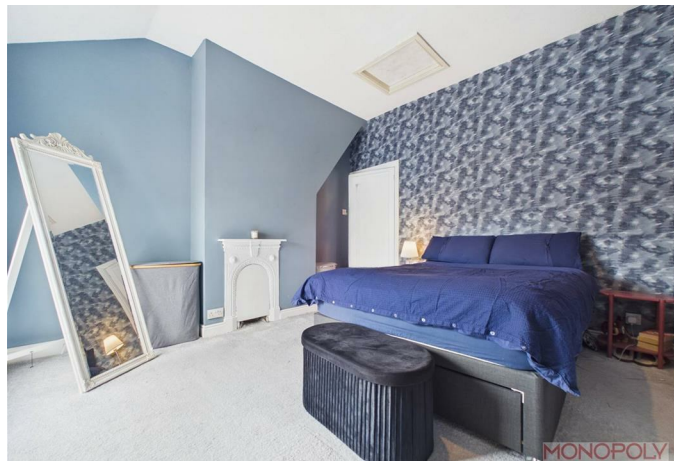
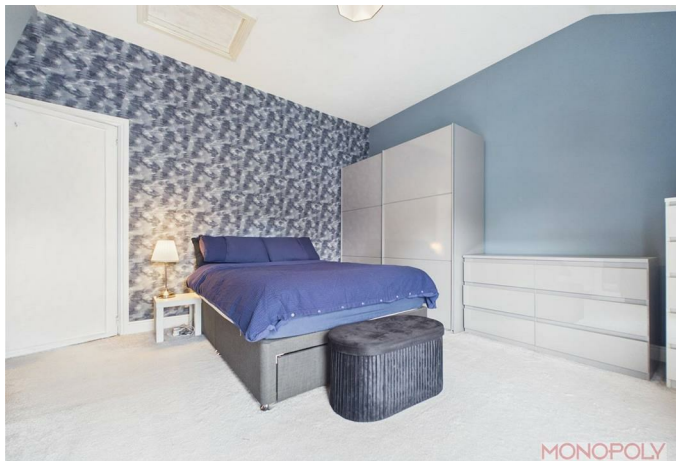
MONEY LAUNDERING REGULATIONS 2003

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.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

807 ft²
74.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Target	Passive	Current	Target	Passive
Very energy efficient - lower running costs 92-95% A			Very environmentally friendly - lower CO ₂ emissions (82-94) A		
91-91% B			(81-91) B		
89-90% C			(80-90) C		
85-89% D			(75-85) D		
82-84% E			(70-84) E		
81-81% F			(61-79) F		
74-80% G			(41-60) 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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