



3

Wrexham | LL14 2DS

£160,000

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Located in the popular area of Heol Caradoc, Wrexham, this delightful Three-bedroom terraced house presents an excellent opportunity for families and first-time buyers alike. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests.

The three bedrooms offer ample space for comfortable living, making it an ideal home for those seeking a peaceful retreat. The bathroom is conveniently located, ensuring ease of access for all residents.

The property has gardens both at the front and rear. These outdoor spaces could provide a wonderful opportunity for gardening enthusiasts or simply a serene area to enjoy the fresh air.

Additionally, the house benefits from gas central heating, ensuring warmth and comfort throughout the colder months.

Situated in a good location, this terraced house is well-connected to local amenities, schools, and transport links, making it a practical choice for everyday living. This property is not just a house; it is a place where memories can be made. Do not miss the chance to view this charming home.

- THREE BEDROOM
- TERRACED HOUSE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GOOD LOCATION
- GARDENS TO FRONT AND REAR



## ACCOMMODATION TO GROUND FLOOR

The property is accessed via a Composite double glazed and frosted door which gives access to the entrance hallway.

## ENTRANCE HALLWAY

With staircase rising off to the first floor accommodation, double panel radiator and door to the lounge.

## LOUNGE/ DINING ROOM

Dual aspect room with UPVC Double glazed windows to the front and rear. Adam style fire surround with electric fire inset, laminate flooring, two radiators, door giving access to the kitchen.

## KITCHEN

With a range of wall and base cupboards with complementary worktop surfaces incorporating stainless steel sink unit with mixer tap, built in four ring electric hob, oven/grill, plumbing for washing machine, wall mounted gas central heating combi boiler, tiled floor, UPVC Double glazed windows to the front and rear. UPVC Double glazed doors to the front and rear.

## FIRST FLOOR LANDING AREA

With access to the loft space, radiator, doors off to the bedrooms and bathroom.

## BEDROOM ONE

UPVC Double glazed window to the rear, with radiator beneath, exposed wood flooring, airing cupboard.

## BEDROOM TWO

UPVC Double glazed window to the front, radiator, carpeted flooring.

## BEDROOM THREE

UPVC Double glazed window to the front, radiator.

## BATHROOM

Comprising of a panel enclosed bath with shower over, pedestal wash hand basin, Two UPVC Double glazed and frosted windows to the rear, tiled walls, tiled floor double panel radiator.

## SEPARATE W.C.

With dual flush low level w.c. UPVC Double glazed and frosted window to the rear.

## OUTSIDE

To the front there are steps up to the pathway which leads to the front door, lawned garden. Panel enclosed fencing to left hand side and mature hedge to right hand boundary. To the rear there is a good sized enclosed garden.

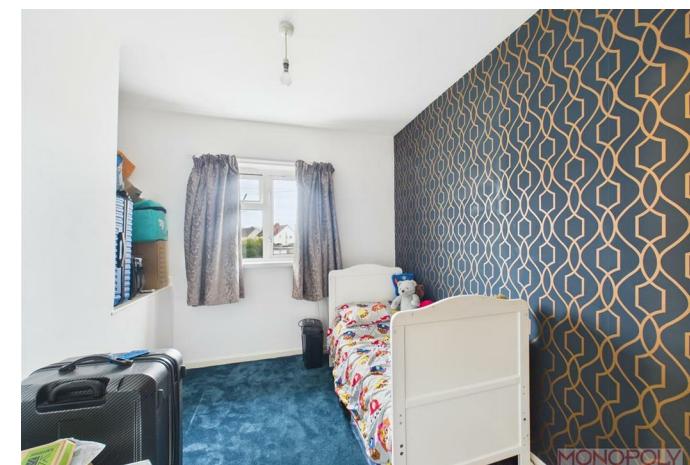
## IMPORTANT INFORMATION

### 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





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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.

#### **MORTGAGES**

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.  
Your home maybe repossessed if you do not keep up repayments on your mortgage

#### **ADDITIONAL INFORMATION**

Please see Key Facts for buyers in Web Link.



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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(92 plus) A	B	75	80
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(11-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Prospective
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	B	75	80
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(11-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			



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