



## Smithfield Road, Wrexham LL13 8EN

### £800

Available immediately, this well-presented 2-bedroom end of terrace property offers comfortable and convenient living just a short distance from Wrexham town centre and excellent transport links.

The accommodation comprises one double bedroom, one single bedroom, a spacious reception room, and a modern kitchen and bathroom. The property also benefits from parking to the rear and access to a communal outdoor space.

Ideally suited for professionals, couples, or small families seeking a well-located rental home with easy access to local amenities.

Early viewing recommended.

- Great Location
- Available Immediately
- 2 Bedrooms
- Close to Transport Links
- Parking at Rear
- New Carpets
- EPC RATING - C
- Early Viewing Recommended



## Kitchen

Black gloss kitchen with marble effect laminate covers. Black worktops. Space for fridge freezer and washing machine.

## Living Room

Located at the front of the property, new grey carpets and freshly decorated walls. Stable style door.

## Bedroom 1

Double bedroom to front of the property with laminate flooring. Double glazed windows

## Bedroom 2

Single bedroom to rear of the property, with a built in storage cupboard. Double glazed windows.

## Bathroom

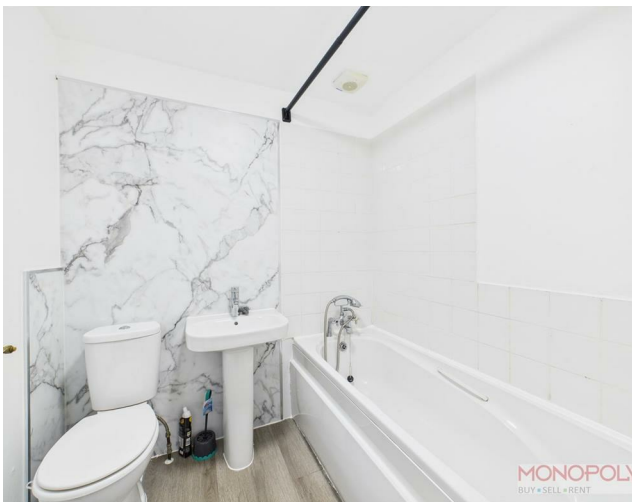
Upstairs bathroom, with a white toilet and basin. White bath with shower head unit. White tiles and marble effect panelling.

## Outdoors

There is a communal car park, where parking is first come first served, for the 3 properties at Smithfield Court. A communal grassed space to the front of the property.



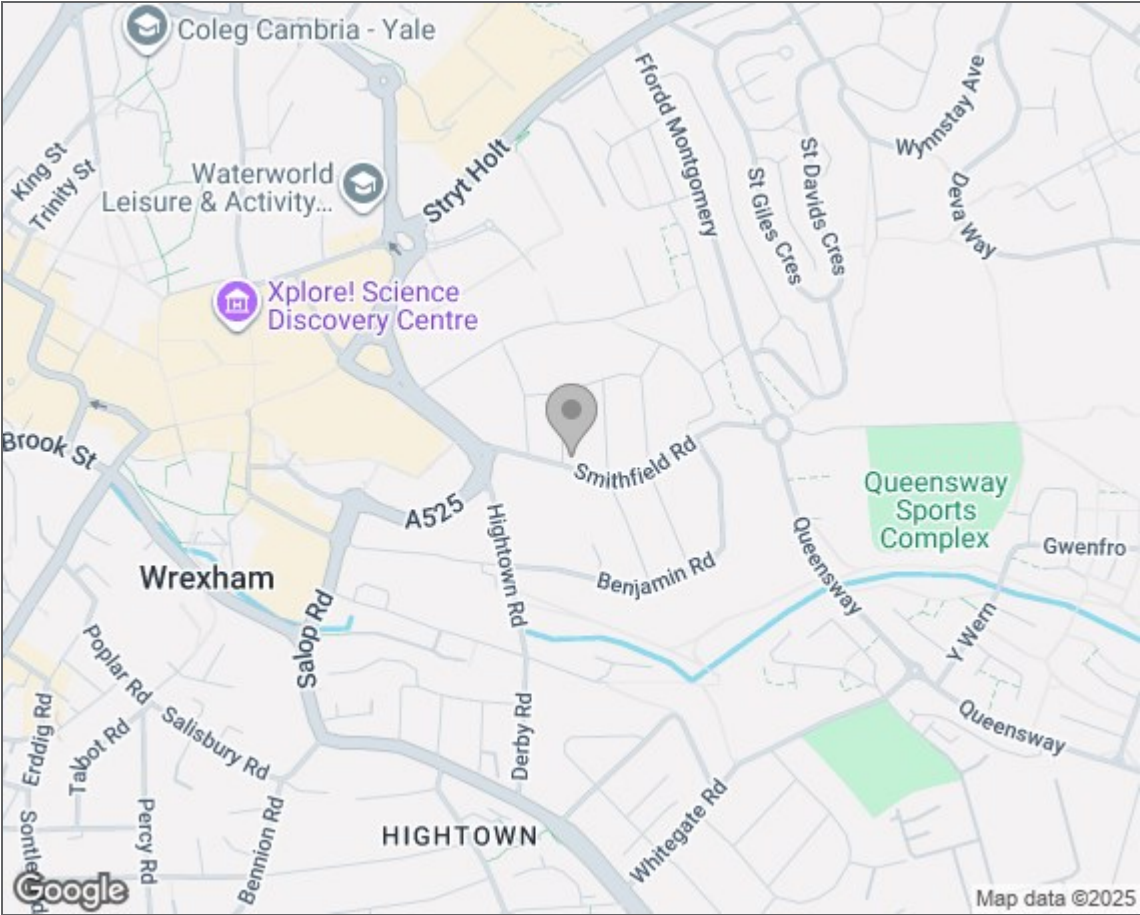












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

