



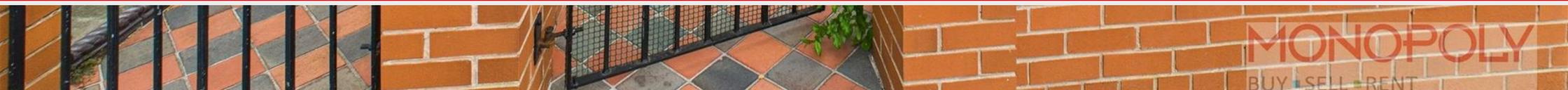
21

Wrexham | | LL13 8EL

Offers In Excess Of £145,000

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# 21

Wrexham | | LL13 8EL

An immaculately presented 2 bedroom terrace property located within Wrexham city centre. This excellent property would make an ideal first time or investment purchase offering 2 reception rooms, 2 double bedrooms, one of which having a w.c and a well maintained rear garden, all of which can only be truly appreciated when viewing the property. Located in the heart of the city centre the property benefits from having a wealth of local amenities close to hand. In brief the property comprises of; lounge, dining room, kitchen and shower room to the ground floor and 2 double bedrooms and w.c to the first floor.

- An immaculately presented 2 bedroom terraced property
- 2 Reception rooms
- 2 Double bedrooms
- W.C off one of the bedrooms
- Well maintained rear garden
- City centre location
- Ideal first time or investment purchase
- NO CHAIN



### Lounge

Beautifully presented with a double glazed window to the front with fitted plantation shutters, fire recess, built in units and shelving, wood effect flooring.

### Dining Room

Well presented with a central fireplace with inset living flame gas fire with marble effect surround and hearth, wood effect flooring, double glazed french doors off to the rear garden, door to an under stairs storage cupboard.

### Kitchen

Fitted with matching wall, drawer and base units, wood effect work surfaces with inset stainless steel sink and drainer, built in electric oven, 4 ring electric hob, stainless steel extractor fan, plumbing for a dishwasher, space for a refrigerator, part tiled walls, double glazed window, tiled flooring, wall mounted gas boiler.

### Rear Porch/Utility Area

With plumbing for a washing machine, space for a freezer, tiled flooring, door to the rear garden and door to the shower room.

### Shower Room

Fitted with a low level w.c, wash hand basin with vanity unit under, fully tiled shower cubicle, fully tiled walls, double glazed window.

### First Floor Landing

With doors off to Bedroom 1 and Bedroom 2.

### Bedroom 1

A double bedroom with a double glazed window to the rear, wood effect flooring, door to the W.C.

### W.C

Fitted with a low level w.c, pedestal wash hand basin.

### Bedroom 2

Well presented with a double glazed window to the front, wood effect flooring.

### Rear Garden

To the rear is a concrete courtyard leading on to a well maintained and attractive garden with artificial lawn and well established planted borders. There is a shared pathway for the neighbouring properties for bin access.

### 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.





### Key Property Facts

The key material information can be seen via the web links from which ever property portal the property is viewed.

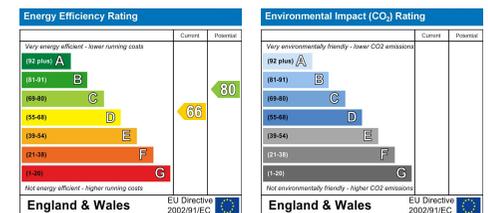


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