



13

Wrexham | LL13 8NU

Offers In Excess Of £130,000

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A fantastic 2 bedroom terraced property located within walking distance of Wrexham town centre. The property offers well presented living accommodation throughout, benefitting from 2 double bedrooms, gas central heating and a downstairs w.c and would make an ideal first time or investment purchase. The property benefits from a wealth of local amenities including shops, schools and entertainment. In brief the property comprises of; hallway, lounge/dining room, kitchen and W.C to the ground floor and 2 bedrooms and a bathroom to the first floor.

- A fantastic 2 bedroom terrace property
- 2 Double bedrooms
- Downstairs W.C
- Well presented
- Log burner
- Walking distance to Wrexham city centre
- Ideal for a first time or investment buyer
- NO CHAIN



Hallway

With wood effect flooring, stairs off to the first floor.

Lounge/Dining Room

24'4" max x 10'5" (7.42m max x 3.18m)

With a feature wood burner, wood effect flooring, 2 double glazed windows, door to a storage cupboard.

Kitchen

8'0" x 7'4" (2.46m x 2.24m)

Fitted with matching wall, drawer and base units, working surface with inset ceramic sink, cooker with 4 ring gas hob, extractor fan, space for a refrigerator, plumbing for a dishwasher, double glazed window, door off to the rear, tiled flooring, part tiled walls.

Extended kitchen/utility

4'11" x 6'2" (1.52m x 1.90m)

With plumbing for a washing machine, tiled flooring, work surface, double glazed window.

Downstairs W.C

Fitted with a low level w.c, belfast sink, tiled flooring, wall mounted gas combination boiler, double glazed window.

First Floor Landing

With carpeted flooring, access to the loft space with pull down ladder.

Bedroom 1

13'2" x 10'10" (4.03m x 3.31m)

A spacious bedroom with a double glazed window to the front, carpeted flooring.

Bedroom 2

13'3" x 7'11" (4.04m x 2.43m)

A double bedroom with a double glazed window to the rear, carpeted flooring.

Bathroom

7'10" x 7'4" (2.41m x 2.25m)

A modern bathroom suite comprising of a low level w.c, wash hand basin, bath with shower head attachment, part tiled walls, exposed wood flooring, double glazed window.

Rear Garden

To the rear is a gravelled yard leading on to a concrete pathway with planted borders and a brick patio area. There is also gated access to the rear of the property.

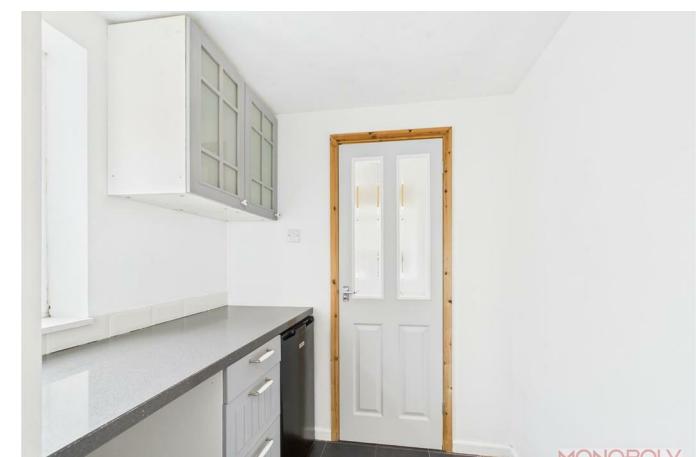
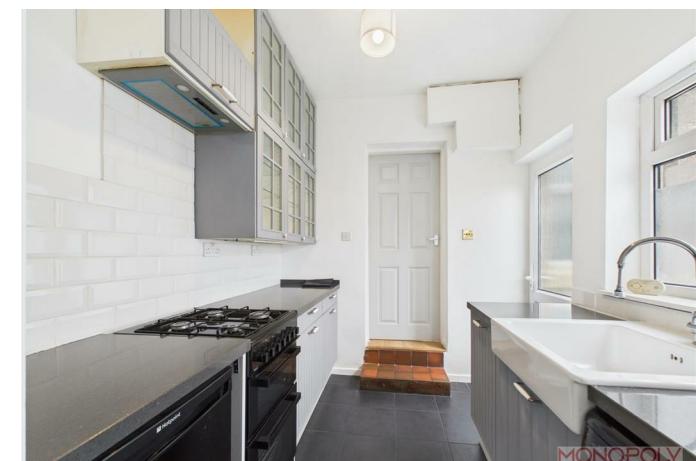
Important Information

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 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

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

Environmental Impact (CO ₂) Rating		Current	Provision
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			

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