



Maple Drive, Wrexham LL14 3LB

£132,000

A 2 bedroom end of terrace property located in the village of Acrefair. The property does require some internal modernisation but has fantastic potential, offering a good size lounge, 2 double bedrooms, gas central heating and would make an ideal first time or investment purchase. The village of Acrefair sits in between the historic market town of Llangollen and the city of Wrexham with excellent road routes for commuting. In brief the property comprises of; hallway, lounge and kitchen to the ground floor and 2 bedrooms and a bathroom to the first floor

- A 2 bedroom end of terrace property
- Requires some internal modernisation but has fantastic potential
- Gas central heating
- Ideal first time or investment purchase
- 2 Double bedrooms
- NO CHAIN



Hallway

With carpeted flooring, double glazed window, stairs to the first floor.

Lounge

5.93m x 3.30m (19'5" x 10'9")

With a double glazed window to the front and rear, central gas fire (not tested) with tiled hearth and timber mantel, carpeted flooring.

Kitchen

3.76m x 2.27m (12'4" x 7'5")

Fitted with matching wall, drawer and base units, work surface with inset stainless steel sink and drainer, space for a cooker, space for a washing machine, part tiled walls, quarry tiled flooring, double glazed window, door off to the garden, wall mounted gas boiler.

First Floor Landing

With carpeted flooring, double glazed window, access to the loft space.

Bedroom 1

4.35m x 2.73m (14'3" x 8'11")

With a double glazed window to the front offering fantastic far reaching views, wood effect cushioned flooring, door to a built in storage cupboard.

Bedroom 2

3.11m x 3.04m (10'2" x 9'11")

With a double glazed window to the rear offering superb hillside views, door to a cupboard housing the hot water tank.

Bathroom

2.11m x 1.67m (6'11" x 5'5")

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

Outside

To the front is a part paved/part lawned garden

with gated access to the front, side and rear.

To the rear is a brick paved/concrete patio with steps up to a lawned garden with herbaceous borders.

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

Additional Information

Please see the key property facts in the web links on line.



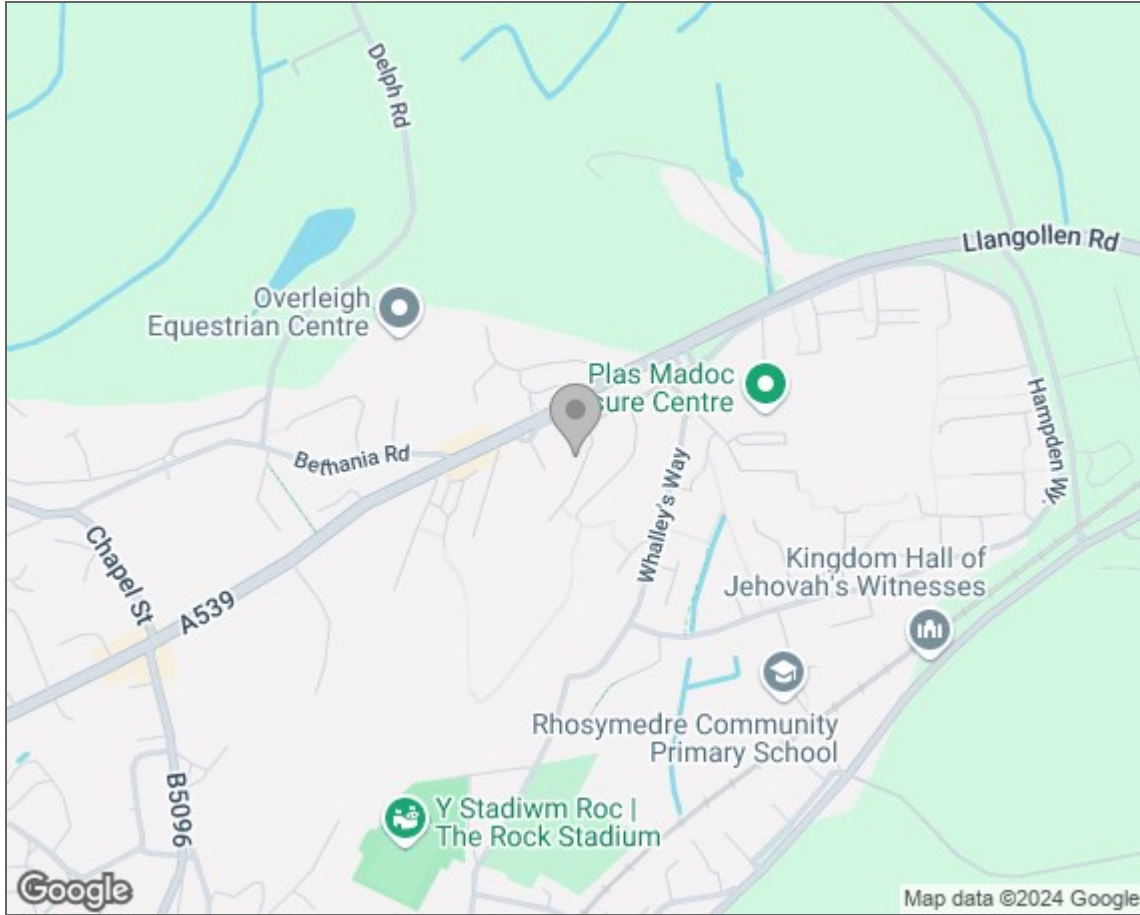




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	

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