



Trevor Isa, Wrexham LL14 3NP

£650

A delightful 2 bedroom terraced property located close to the Pontcysyllte Aqueduct in Trevor. The property is well presented and offers a kitchen/dining room, 2 bedrooms and a useable attic space for storage only. The property is located in the village of Cefn Mawr which has a number of local amenities close to hand but where the property is situated allows for pleasant walks to the nearby famous Aqueduct. There is also excellent access to Llangollen and the A483 for commuting. In brief the property comprises of; lounge, kitchen/dining room and bathroom to the ground floor and 2 bedrooms and access to an attic space on the first floor.

- A delightful 2 bedroom terraced property
- Kitchen/dining room
- Close to the famous Pontcysyllte Aqueduct
- Combi Boiler
- VIEWING HIGHLY RECOMMENDED
- Garden to rear
- Useable attic space for storage
- On street parking available
- Double Glazed Windows



Lounge

3.62m x 3.59m (11'10" x 11'9")

Well presented with a central fireplace with inset electric fire, marble effect surround and hearth and timber mantel, double glazed window to the front, wood effect flooring.

Kitchen/Dining Room

4.96m x 3.59m max (16'3" x 11'9" max)

An L-shaped room with space for a dining table and offering a matching range of wall, drainer and base units, work surface with inset stainless steel sink and drainer, built in electric oven, 4 ring gas hob, plumbing for a washing machine, space for a fridge/freezer, part tiled walls, tiled flooring, door to a storage cupboard, 2 double glazed windows, stairs off to the first floor.

Rear Porch

A door off the kitchen opens into a porch with tiled flooring and a door opening to the rear garden.

Bathroom

2.45m x 1.68m (8'0" x 5'6")

Fitted with a low level w.c, pedestal wash hand basin, bath with shower over, part tiled walls, tiled flooring, double glazed window.

Bedroom 1

3.59m x 3.62m (11'9" x 11'10")

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

Bedroom 2

2.22m x 2.68m (7'3" x 8'9")

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

Attic Space

3.41m x 2.86m (11'2" x 9'4")

A useable space with carpeted flooring, radiator, doors to storage under the eaves and a velux window. FOR STORAGE ONLY.

Rear Garden

There are steps down to an easily maintainable garden, partly paved with a step up to a part gravelled and part decked seating area. There is also access to a storage area under the house which also houses the gas combination boiler. There is shared gated access for bin refuse.



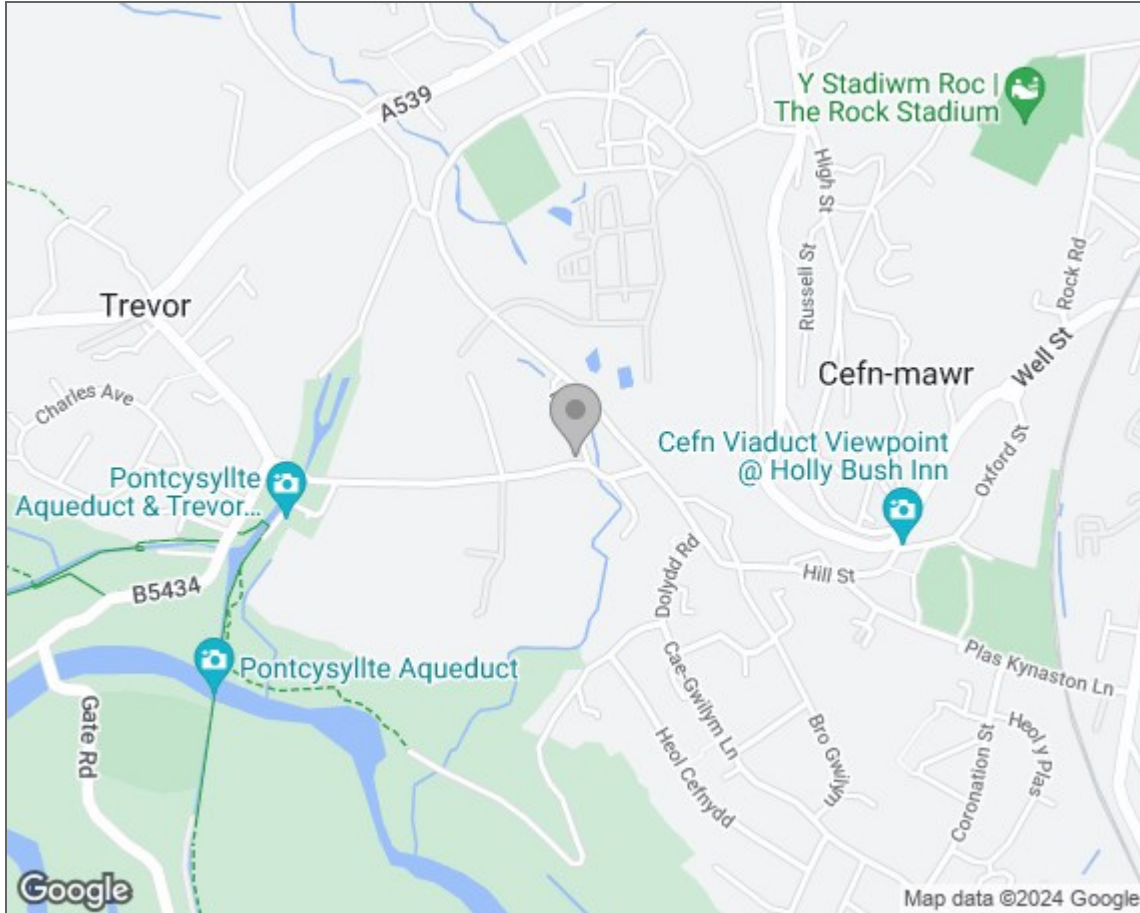




MONOPOLY
BUY ■ SELL ■ RENT

01978 800186 or 01244 560610 or 01691 880407
wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(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	

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.

