



Glan Garth, Wrexham LL12 7DT

£165,000

A wonderful opportunity to purchase a 3 bedroom end of terrace property located close to Wrexham city centre. The property does require some internal modernisation but has fantastic potential with 2 reception rooms, extension to the rear with a downstairs w.c, 3 bedrooms and well maintained gardens. Located close to the city centre there are a wealth of local amenities close by as well as good road routes out of Wrexham for commuting. In brief the property comprises of; entrance hall, lounge, dining room, kitchen, utility room and downstairs w.c to the ground floor and 3 bedrooms and a bathroom to the first floor.

- An excellent opportunity to purchase a 3 bedroom property
- Fantastic potential
- Close to Wrexham city centre
- Requiring some internal modernisation
- Extended to the rear
- NO CHAIN



Entrance Hallway

With carpeted flooring, stairs off to the first floor.

Lounge

4.72m x 3.32m (15'5" x 10'10")

A good size room with with a double glazed window to the front, double glazed french doors off to the rear garden central fireplace with inset electric fire, marble effect surround and hearth and timber mantel, carpeted flooring.

Dining Room

2.85m x 3.00m (9'4" x 9'10")

With a double glazed bay window to the front, wall mounted electric fire, carpeted flooring.

Kitchen

4.05m x 2.42m (13'3" x 7'11")

Fitted with a range of matching wall, drawer and base units, working surface with inset stainless steel double sink, built in electric oven and grill, 4 ring electric hob, extractor fan, tiled flooring, part tiled walls, under stairs storage cupboard.

Utility Room

3.64m x 2.69m (11'11" x 8'9")

An extension to the original property with 2 double glazed windows, door off to the rear garden, sink, work top, plumbing for a washing machine, door to the w.c.

Downstairs w.c

With a low level w.c, wash hand basin, tiled flooring.

First Floor Landing

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

Bedroom 1

3.58m x 3.00m (11'8" x 9'10")

With a double glazed window to the front, carpeted flooring, built in wardrobe recess.

Bedroom 2

3.40m x 2.21m (11'1" x 7'3")

With a double glazed window to the front, carpeted flooring, built in wardrobe.

Bedroom 3

2.42m x 2.42m (7'11" x 7'11")

With a double glazed window to the side, carpeted flooring.

Bathroom

2.06m x 1.88m (6'9" x 6'2")

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

Outside

To the rear is a well maintained garden with 2 patio areas and slated area and a concrete pathway to the side of a lawned garden with well established planted border. There is gated access at the side leading down a pathway to the front of the property. To the foor of the garden is gated access to the single garage.

To the front is a well maintained lawn and pathway leading to the front door and to the side.

Garage

There is vehicular access to the back of Glan Garth leading to a single garage with up and over door. There is also gated access from the rear garden

Additional Information

The property has electric storage heaters for its heating source

Important Information

*Key facts interactive report link available in video tour and brochure sections. *

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.

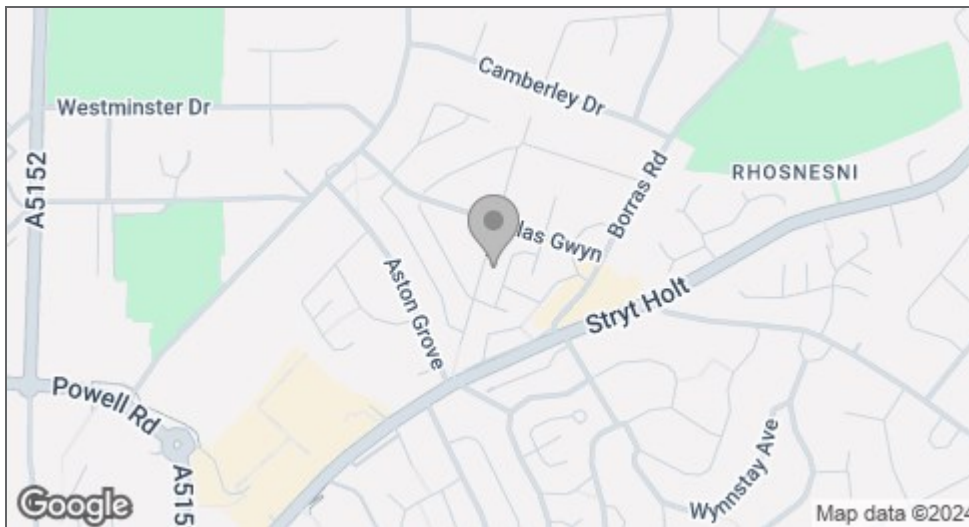
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.











Energy Efficiency Rating		Current	Potential
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			
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			
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