



2 Sheppards Bush

Wrexham | | L11 3YP

£177,500

MONOPOLY[®]

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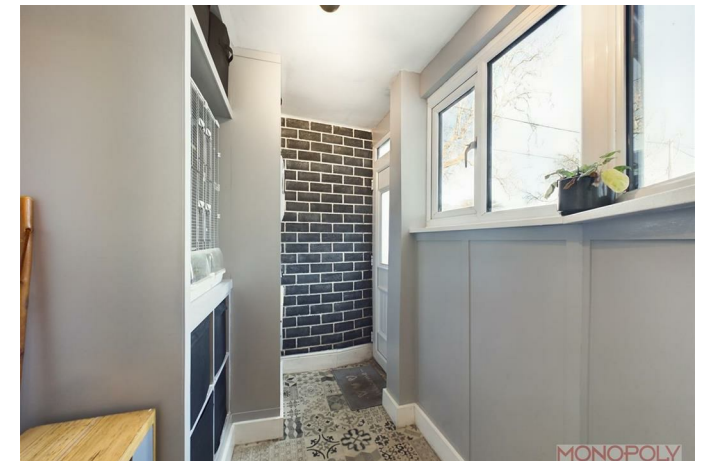
Wrexham | | LLI | 3YP

" VIEWING RECOMMENDED"

We are Delighted to Offer For Sale this Two Bedroom and Study Terraced Cottage with accommodation to briefly comprise: Rear Entrance Porch/ Utility Room, Country Style Kitchen fitted with a comprehensive range of modern wall and base units and having integrated appliances to include, hob, oven and cooker hood, Lounge, and to the first floor there are Two Bedrooms, Study and Family Bathroom. The property benefits from a log burner and panel heaters for heating purposes and externally there is a garden and a car port.

The village of Minera is set within Rural surroundings but has a number of local amenities close to hand including a primary school, The Tyn Y Capel Inn and restaurant with more amenities close to hand in the village of Coedpoeth as well as having excellent access to the A483 for commuting.

- TWO BEDROOM AND STUDY
- TERRACED PROPERTY
- CAR PORT/ OFF ROAD PARKING
- COUNTRY KITCHEN
- RURAL LOCATION
- UTILITY ROOM



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed and frosted front entrance door, which leads into the Lounge.

LOUNGE

13'3" x 13'3" (4.055m x 4.061m)

With Three UPVC Double glazed windows to the front, Feature recessed brick fireplace with gas fire inset with shelving and cupboards to the recesses either side of chimney breast, door leading into the kitchen.

KITCHEN/ DINING ROOM

14'10" x 14'0" (4.543m x 4.288m)

Country style kitchen comprising of a range of base cupboards and shelving with complementary work top surfaces incorporating Four ring electric hob, oven/grill with canopy extractor hood above, inset sink unit and drainer, Feature tiled splashbacks, Integral dishwasher, wall mounted panel heater, space for fridge/freezer, understairs cupboard, two UPVC Double glazed windows to the rear, recessed fireplace with Log burner inset on a brick built hearth. Door to Utility room at the rear of property, staircase rising off to the first floor accommodation.

REAR UTILITY ROOM

With UPVC Double glazed windows and frosted door to the rear, plumbing for washing machine.

FIRST FLOOR LANDING

Wall mounted panel heater, spotlights to the ceiling, doors off to the bedrooms and bathroom.

BEDROOM ONE

13'8" x 8'11" (4.181m x 2.737m)

With UPVC Double glazed window to the front, carpeted flooring, wall mounted panel heater, Two cupboards either side of the chimney breast,

BEDROOM TWO

6'9" x 6'4" (2.061m x 1.938m)

UPVC Double glazed window to the rear, wall mounted panel heater, carpeted flooring

STUDY

7'2" x 6'5" (2.198m x 1.957m)

Frosted partition window to bedroom three, carpeted flooring, wall mounted panel heater

FAMILY BATHROOM

Beautifully presented room comprising of a panel enclosed bath with shower over and screen, pedestal wash hand basin, dual flush low level w.c., Chrome ladder style radiator, brick tiled splashback, airing cupboard, UPVC Double glazed and frosted window to the rear.

OUTSIDE TO THE FRONT

Lawned garden to the front with decked area and garden shed with pathway to the front entrance door.

OUTSIDE TO THE REAR

Hardstanding rear courtyard with two outbuildings, log store, coal bunker, and gate to steps up to Rear parking area and car port.

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.

MORTGAGES

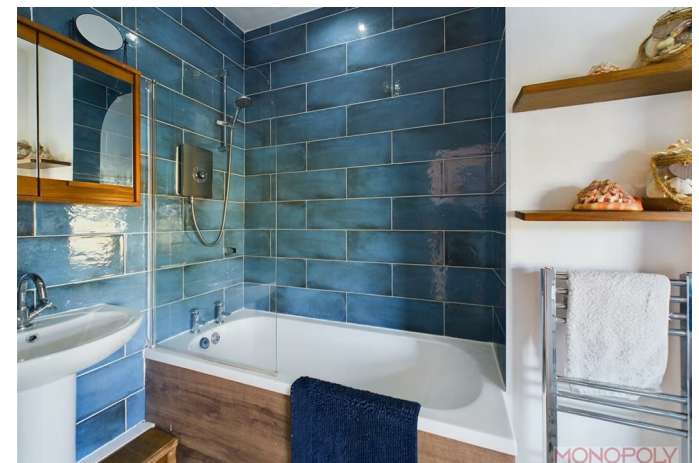
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage

ADDITIONAL INFORMATION

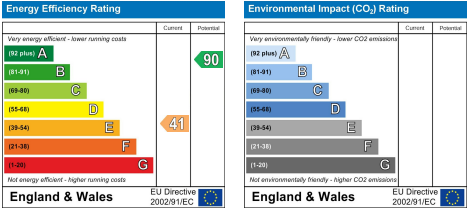
Please see Key Facts for buyers in Web Link.







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