



28

Wrexham | LL13 7UR

Offers In The Region Of £135,000

MONOPOLY
BUY ■ SELL ■ RENT



28

Wrexham | | LLI3 7UR

Situated on Princess Street, this two-bedroom terraced property is offered for sale with no onward chain and presents an excellent opportunity for first-time buyers or investors. In brief, the accommodation comprises a spacious lounge, separate dining room, kitchen, rear porch, and a ground floor bathroom. To the first floor, there are two well-proportioned double bedrooms. Externally, the property benefits from on-street parking, a low-maintenance courtyard to the front, and an established rear garden featuring decking, paved seating areas, and mature shrubs. Princess Street is ideally located within walking distance of Wrexham City Centre, which offers a wide range of amenities including supermarkets, shops, cafés, restaurants, schools, and leisure facilities. The property is also well placed for public transport links and road access to the A483, making it convenient for commuting to Chester, Oswestry, and beyond.

- IDEAL FIRST TIME BUY/INVESTMENT
- TWO DOUBLE BEDROOM TERRACE
- TWO RECEPTION ROOMS
- KITCHEN/REAR PORCH
- DOWNSTAIRS BATHROOM
- ESTABLISHED GARDEN AREA TO REAR
- NEW COMBINATION BOILER
- CLOSE TO TOWN CENTRE
- ON-STREET PARKING
- NO CHAIN



Lounge

UPVC double glazed door leading into lounge with uPVC double glazed window to the front elevation with venetian blinds. Electric log-burner style fire, wooden laminate flooring, ceiling light point, coved ceiling panelled radiator and door leading into dining room.

Dining Room

UPVC double glazed leaded window to the rear elevation. Stairs rising to first floor. Wooden laminate flooring, ceiling light point and panelled radiator.

Kitchen

Housing a range of wall, drawer and base units with complimentary work surface over. 1 1/4 stainless steel sink unit with mixer tap over. Space for cooker, fridge/freezer, space and plumbing for washing machine and dishwasher. Tiled flooring and tiled splashback. Ceiling light point and uPVC double glazed window to the rear/side elevation.

Rear Porch

UPVC double glazed window to the side/rear elevation. Tiled flooring, panelled radiator, ceiling light point, fitted shelving and door into bathroom.

Bathroom

Situated on the ground floor; three piece suite comprising WC, wood panelled bath with mixer taps and detachable shower hose and a wash hand basin sat in vanity unit. Tiled floor, panelled radiator, ceiling light point and uPVC double glazed frosted window to the side/rear elevation.

Landing Area

Carpet flooring, ceiling light point and doors to bedrooms.

Bedroom One

UPVC double glazed window to the front elevation. Carpet flooring, panelled radiator and ceiling light point.

Bedroom Two

UPVC double glazed window to the rear elevation. Carpet flooring, panelled radiator and ceiling light point. Fitted cupboard with shelving.

Outside

To the front you will find a courtyard area with brick wall to boundary. There is an entry to the left with access to rear. To the rear elevation there is a courtyard area. Steps lead down across the right of way access path to a well established garden area which has timber decking, paved patio area and established shrubberies in raised bedding. The boundary either side comprises of panelled fencing and a brick wall to the rear.

Additional Information

Some items in the property are negotiable within the sale. The property has had a new roof, chimney and new boiler.

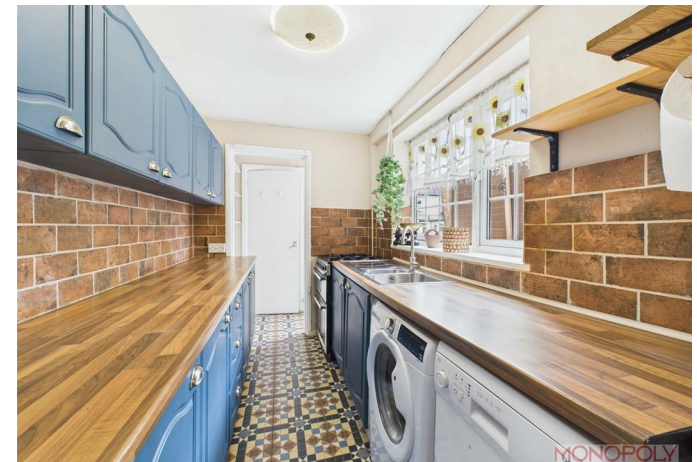
Important Information

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.



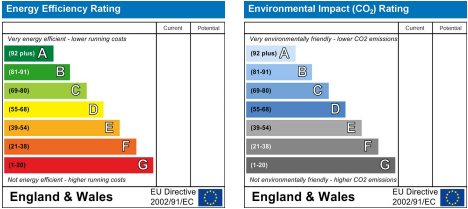


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