



## Peel Street, Wrexham LL13 7TR

**£795**

Located in the heart of Wrexham town centre this is an excellent 2 bedroom end of terrace property. The property benefits from having 2 reception rooms, 2 double bedrooms, first floor bathroom and a rear garden. Situated in the town centre there are numerous amenities close to hand including shops, schools and good access out of Wrexham on to the A483 and major road networks beyond. In brief the property comprises of; lounge, dining room, kitchen and utility/rear porch to the ground floor and 2 double bedrooms and a bathroom to the first floor.

- An excellent 2 bedroom end of terrace property
- 2 Double bedrooms
- Gas central heating
- Located in Wrexham town centre
- Rear garden
- First floor bathroom



## Hallway

With carpeted flooring, stairs off to the first floor.

## Lounge

3.49m x 3.47m (11'5" x 11'4")

With carpeted flooring, double glazed window to the front, opening into the dining room.

## Dining Room

3.58m x 3.70m (11'8" x 12'1")

With a double glazed window to the rear, carpeted flooring, door into the kitchen.

## Kitchen

3.21m x 2.01m (10'6" x 6'7")

Fitted with a range of matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, built in electric oven, 4 ring gas hob, extractor fan, part tiled walls, tile effect cushioned flooring, double glazed window, plumbing for a washing machine, door to a storage cupboard.

## Utility/Rear Porch

1.99m x 2.12m (6'6" x 6'11")

With a double glazed window to the rear, tile effect cushioned flooring, door off to the rear garden.

## First Floor Landing

With carpeted flooring, access to the loft space.

## Bedroom 1

3.46m x 4.57m max (11'4" x 14'11" max)

A spacious room with 2 double glazed windows, carpeted flooring.

## Bedroom 2

3.70m x 2.86m (12'1" x 9'4")

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

## Bathroom

3.22m x 1.99m (10'6" x 6'6")

Fitted with a white suite comprising of a low level

w.c, bath with shower head attachment, pedestal wash hand basin, double glazed window, part tiled walls, tile effect cushioned flooring, door to a cupboard housing the gas combination boiler.

## Rear Garden

To the rear is a concrete area leading on to a good size lawned garden (currently in need of maintenance but the landlord has said this will be done). There is a pathway to the side which allows access for bins for this and the neighboring house.



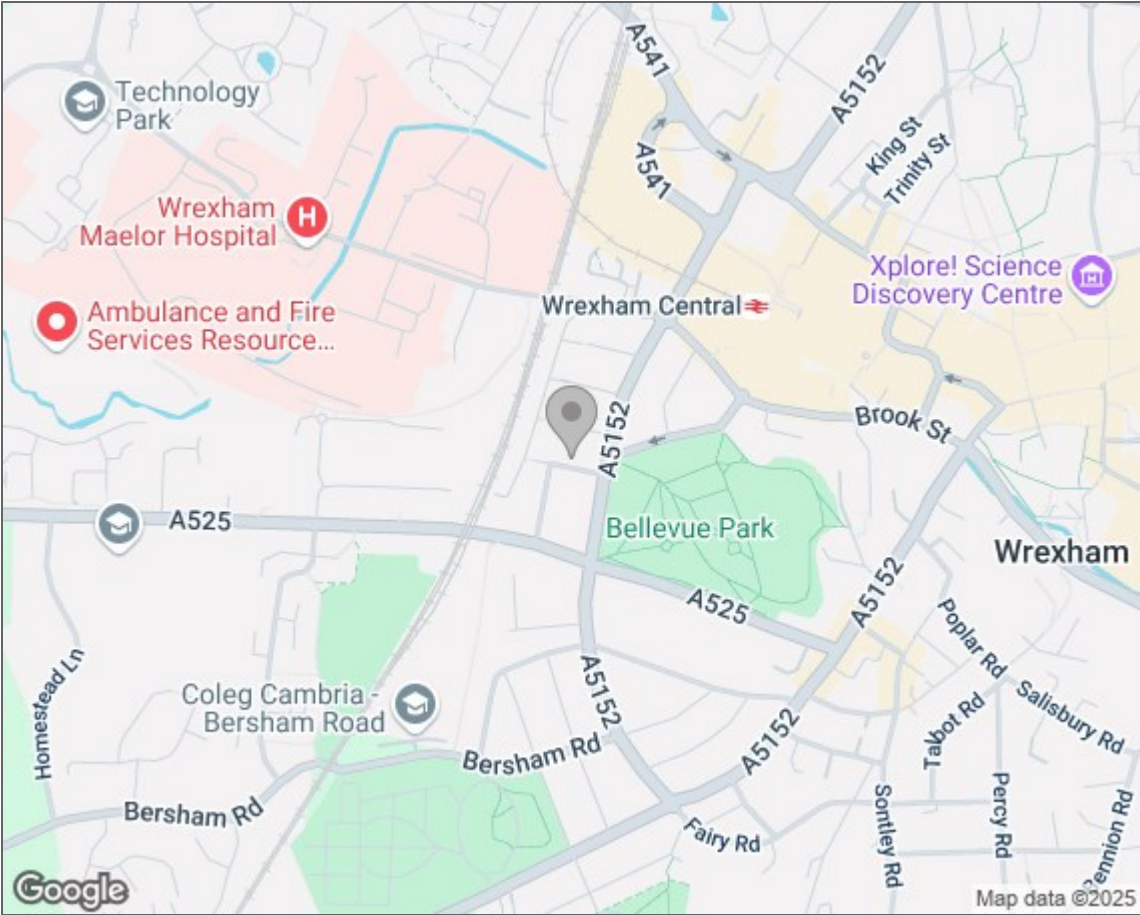












| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         |           | (92 plus) A   |                         |           |
| (81-91) B                                   |                         |           | (81-91) B   |                         |           |
| (69-80) C                                   |                         |           | (69-80) C   |                         |           |
| (55-68) D                                   |                         |           | (55-68) D   |                         |           |
| (39-54) E                                   |                         |           | (39-54) E   |                         |           |
| (21-38) F                                   |                         |           | (21-38) F   |                         |           |
| (1-20) G                                    |                         |           | (1-20) G  |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | 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.

