



Riverdale, Wrexham LL13 8JF

£800

A 2 bedroom mews property situated within the popular residential development in Abenbury close to Wrexham city centre. The property has numerous local amenities close to hand as well as having excellent access to Wrexham industrial estate and good road routes out of Wrexham for commuting. In brief the property consists of; entrance hall, lounge/kitchen/dining room to the ground floor and 2 bedrooms and a bathroom to the first floor.

- A two bedroom mews property
- Rear garden
- Popular residential location
- Kitchen/Dining room
- Designated car parking space
- Close to Wrexham city centre.



Entrance Hallway

With wood effect flooring, stairs off to the first floor

Lounge

4.57mx 3.40m (14'11"x 11'1")

Laminate flooring, window to front, gas fire, under stairs storage and door to the kitchen/diner.

Kitchen/Dining room

4.39mx 2.67m (14'4"x 8'9")

Offering a range of wall, drawer and base units plus complimentary worktops. Integrated single oven, 4 ring gas hob and extractor over. Stainless steel sink/drainage, window to rear, integrated wine rack, tiled splash backs, space for table and chairs. Patio doors to rear garden.

First Floor Landing

Carpeted flooring, window to side, doors to two bedrooms and bathroom. Attic hatch.

Bedroom 1

4.42mx 3.33m max (14'6"x 10'11" max)

Carpeted flooring, two windows to front, a range of fitted bedroom furniture and a built in over stairs cupboard with a tank.

Bedroom 2

3.86mx 2.54m (12'7"x 8'3")

Carpeted flooring and window to rear.

Bathroom

2.03mx 1.78m (6'7"x 5'10")

Three piece white suite comprises; panel bath with shower over, Wc and hand wash basin. Window to rear and laminate flooring. Shaver point, chrome ladder rail radiator, tiled around bath and extractor.

Outside

Rear Garden - Patio adjacent to the house, lawn, fencing to one side and rear, brick wall to the other. Gate to car park...

Parking - One allocated space in a private car park to the side of the property.

Additional Information

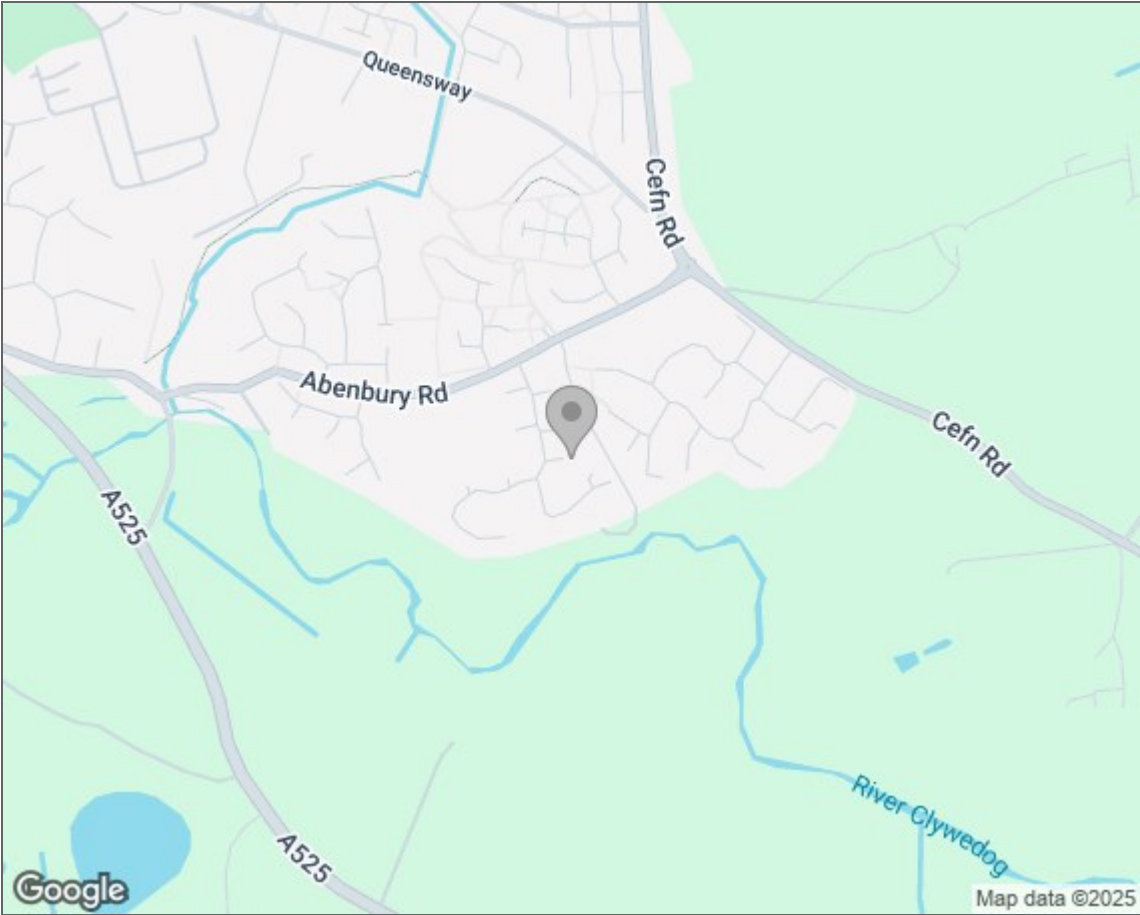
Please note that the photos on the details were taken before the current tenants moved in to the property.












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			73
(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.

