



6 Western Villas

Wrexham || LL11 5PL

£130,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



6 Western Villas

Wrexham | | LLI | 5PL

Situated in the well-established residential area of Southsea, Wrexham, this two double bedroom mid-terrace property offers an excellent opportunity for first-time buyers or investors. The accommodation comprises a dining room, living room, kitchen, rear porch and ground floor bathroom. Externally, there is a shared courtyard area and a private, low-maintenance rear patio garden. Western Villas is within walking distance of a range of local amenities including shops, schools, a medical centre, and public transport links. Southsea is also just a short drive from Wrexham city centre and the A483, providing excellent road access to Chester and beyond.

- TWO BEDROOM TERRACE HOME
- DRIVEWAY FOR ONE VEHICLE
- LOUNGE AND DINING ROOM
- KITCHEN
- REAR PORCH/DOWNSTAIRS BATHROOM
- PATIO GARDEN TO REAR
- DOUBLE BEDROOMS
- EXCELLENT FIRST TIME BUY
- VILLAGE LOCATION
- EXCELLENT TRANSPORT LINKS



Dining Room

UPVC double glazed entrance door leads into the dining room plus uPVC window to the front elevation. Victorian style cast iron feature fireplace. Stairs rising to first floor. Ceiling light point, two wall lights, panelled radiator, wooden laminate flooring and door leading into lounge.

Lounge

UPVC double glazed window to the rear elevation. Wooden laminate flooring, ceiling light point, wall lighting, panelled radiator and door leading into kitchen and dining room.

Kitchen

Galley style kitchen housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include electric oven, four-ring gas hob and extractor above. Space and plumbing for washing machine. 1 1/2 stainless steel sink unit with mixer tap above. Recessed LED lighting, wooden laminate flooring, splash-back tiling and uPVC double glazed window to the rear/side elevation.

Rear Porch

UPVC double glazed frosted door leading to shared courtyard/garden area. Laminate flooring, recessed LED lighting, space for fridge-freezer and door into bathroom.

Bathroom

Three-piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with shower over. Ceiling light point, part-tiled walls, wooden laminate flooring, panelled radiator, extractor and uPVC double glazed frosted window to the rear elevation.

Landing

Carpet flooring, ceiling light point and doors into bedrooms.

Bedroom One

UPVC double glazed window to the front elevation. Fitted range of wardrobes with mirrored sliding doors, clothing rail and shelving. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window to the rear elevation. Cupboard housing combination boiler. Carpet flooring, ceiling light point and panelled radiator.

Outside

Externally, the property benefits from a driveway to the front, providing off-road parking for one vehicle. To the rear, a shared courtyard area leads through a timber gate to a private, low-maintenance garden. The space is predominantly paved, featuring a decorative stone seating area and a raised decked section with garden shed. The boundaries are defined by timber fencing, offering a good degree of privacy.

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.



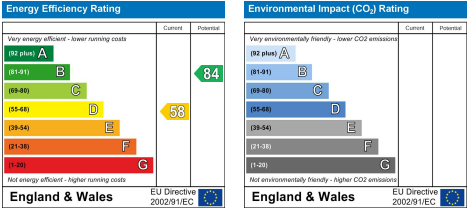


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