

Wingetts

More than just estate agents



Waterloo Terrace Park Road, Wrexham, LL14 3YT

Price £135,000

A surprisingly spacious 2 bedroom terrace property enjoying lovely views from the rear across the Valley. The accommodation briefly comprises a modern fitted kitchen/diner, ground floor shower room, light and airy lounge with access to the garden room. The first floor includes 2 bedrooms and a bathroom Good sized rear garden. NO CHAIN

Location

Located in a slightly elevated setting within the village of Newbridge that offers stunning views of the Dee Valley and the Welsh rolling hills.. The village offers a range of local shopping facilities and social amenities and a Tesco Supermarket only a short distance away. Excellent road links to the A483 By Pass provides for daily commuting to the major commercial and industrial centres of the region including Chester, Wrexham and Oswestry. The neighbouring village of Ruabon has the benefit of a Train Station and a public transport bus service operates within the area. There are both primary and secondary schools within a short distance.

Directions

From Llangollen take the A539 road towards Ruabon, proceed through the villages of Trevor and Acrefair to the roundabout at Ruabon, take the 3rd exit and continue into the village of Rhosymedre and subsequently Newbridge. After approx ½ mile take the left hand turning into Park Road and then after a short distance Waterloo Terrace will be observed on the right.

Accommodation

UPVC part glazed entrance door opens into:

Entrance Hall

Tiled floor and doors of to:-

Ground Floor Shower Room

UPVC double glazed window to front, shower enclosure, w.c, wash hand basin, tiled floor and tiled walls.

Kitchen/Dining Room 11'9" x 13'10" (3.59 x 4.23)

Fitted range of base and wall units complimented by work surface areas incorporating sink unit with mixer tap over, cooker (included) with extractor hood, fridge freezer and washing machine included. UPVC double glazed window to front, radiator, tiled floor, stairs off to the first floor.

Lounge 11'9" x 10'4" (3.59 x 3.17)

UPVC double glazed window into garden room, central fireplace with fire, radiator, laminate flooring and door to:-

Garden Room 11'9" x 7'6" (3.59 x 2.31)

A versatile room with floor to ceiling windows offering far reaching views, window to side.

On The First Floor

Stairs rise from the kitchen to the first floor landing with doors off to all rooms.

Bedroom One 11'9" x 10'7" (3.59 x 3.23)

UPVC double glazed window to rear with lovely views, built in cupboard and radiator.

Bedroom Two 8'0" x 11'3" (2.46 x 3.43)

UPVC double glazed window to front, built in cupboard and radiator.

Bathroom

Bath, w,c, wash hand basin, UPVC double glazed window, part tiled walls.

Outside

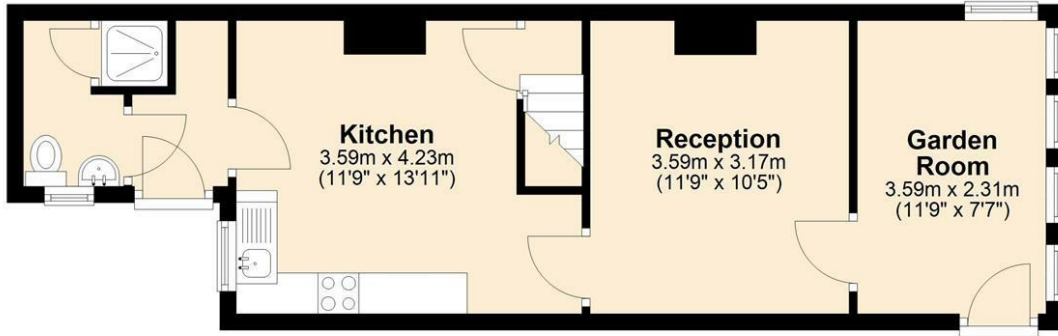
Steps lead down to the entrance door. To the rear is a good sized enclosed rear garden.



Floor Plan

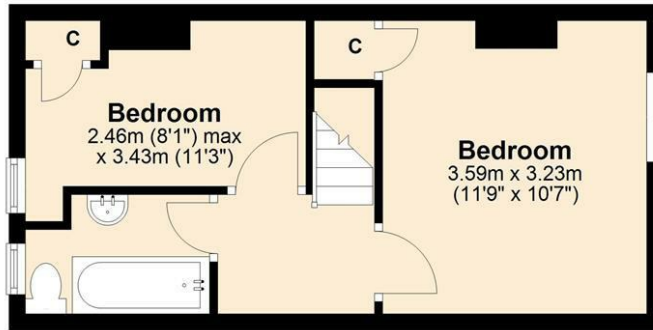
Ground Floor

Approx. 40.9 sq. metres (439.8 sq. feet)



First Floor

Approx. 27.3 sq. metres (293.8 sq. feet)



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com.
Direct Dial 07973 205 007
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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