



Southsea Road, Wrexham, LL11 5PH  
**Price** £125,000

Reference: 19333131

Date: Add text here

**TENURE:** Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

**POSSESSION:** Add text here

**SERVICES:** Add text here

**OUTGOINGS:** Council Tax Band details available from Wrexham County Borough Council

**VIEWING:** Add text here



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## Description

An attractive 2 bedroom traditional stone fronted terrace house with the benefit of a garage and sunny aspect lawned garden to the rear conveniently located within the village of Southsea with its range of amenities and road links to Wrexham, Chester and Shropshire. The accommodation has gas central heating and Upvc double glazing and briefly comprises an entrance vestibule, hall with stairs to 1st floor landing, lounge with wood floor and access to the sitting/dining room with useful store cupboard, kitchen leading to a utility/breakfast room. The 1st floor landing connects the 2 good sized bedrooms and a spacious bathroom. To the front of the property is a garden area whilst to the rear is an access road leading to a detached garage with enclosed garden beyond including a lawned area. Energy Rating - D (62)

### LOCATION

The village of Southsea is located approx 1 ½ mile from the city centre and enjoys good road links to the commercial centres of the region including Chester, Oswestry and the North West. The Maelor Hospital, Wrexham Technology Park and Glyndwr University are all within easy reach together with the Plas Coch Retail Park with its choice of supermarkets, café, and shops. A local primary school is nearby and a bus service operates within the area.



### DIRECTIONS

From Wrexham City Centre proceed along Mold Road passing the University on the right. At the roundabout turn left onto Berse Road and 2nd exit at the next roundabout. Continue for approx 1 mile through the village of Caego and into Southsea. Proceed past the Bus Depot on your left and Post Office/convenience store and the property will be observed on the left shortly after.

### ON THE GROUND FLOOR

Part glazed door opening to:

### VESTIBULE

With dado rail and part glazed door opening to:

### HALLWAY

Having stairs to first floor landing and radiator.

### LOUNGE

12'6 x 9'9

Exposed wood flooring, upvc double glazed window to front, picture rail, radiator and coving to ceiling.

### SITTING/DINING ROOM

13'3 x 10'5

Electric fire in surround, useful understairs storage cupboard, upvc double glazed window to rear, picture rail, radiator and part glazed door to:

### KITCHEN

9'2 x 8'2

Fitted with a range of base and wall cupboards with work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, two upvc double glazed windows, plumbing for washing machine, space for slot-in cooker and radiator.

### UTILITY/BREAKFAST ROOM

10'7 x 6'6

Upvc double glazed windows to side and rear, upvc part glazed external door and Glowworm wall mounted gas central heating boiler.

### ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With gallery over stairwell, ceiling hatch to roof space and coving.

### BEDROOM ONE

13'3 x 12'5

Two upvc double glazed windows to front, radiator, exposed wood flooring and picture rail.

### BEDROOM TWO

13'3 x 7'9

Upvc double glazed window to rear with radiator below, coving to ceiling and exposed wood flooring.

### BATHROOM

10'2 x 8'1

A good sized bathroom appointed with a low flush w.c, pedestal wash basin, twin grip panelled bath with electric shower over, upvc double glazed window, part tiled walls and airing cupboard housing the hot water cylinder.

### OUTSIDE

The property is approached along a gated path to the entrance door with low maintenance front garden and privacy wall. To the rear is a sunny aspect enclosed paved area with gated access to a detached garage with metal up and over door and generous rear garden beyond with lawned area and flowerbeds, all of which is enclosed within timber lapped fencing.

### COUNCIL TAX BAND - B