

## 1 New Road Southsea, Wrexham, LL11 5RD

A superbly presented and spacious 2 double bedroom semi detached home having been refurbished by the current owners with attractive features including a log burner in the lounge, exposed brick fireplace in the kitchen and beautifully appointed bathroom with large walk in shower and free standing bath. Having the benefit of private parking for 2-3 cars, garage and secure rear garden with covered bar area, the accommodation briefly comprises a composite entrance door opening to the hall with stairs to 1st floor landing and Oak veneer door leading to the open plan lounge and dining room and a fitted Shaker style kitchen. The 1st floor landing connects the 2 double bedrooms and a luxuriously appointed bathroom. Modern gas combination boiler, Upvc double glazing and some Victorian style radiators. Externally, the private drive accommodates 2-3 cars, garage with roller door, and secure rear garden enjoying afternoon and evening sun with artificial grass, gardeners w.c., flower beds and timber decked patio with BBQ area. Energy Rating - E (51)

**Price £160,000**

# 1 New Road

Southsea, Wrexham, LL11 5RD



- A superbly presented and spacious semi detached home
- Open plan lounge/dining room
- Modern bathroom
- Secure rear garden
- Having been refurbished by the current owners
- Fitted kitchen
- Private driveway
- Hallway
- Two double bedrooms
- Garage

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

## HALLWAY

## LOUNGE/DINING ROOM

23'4 x 13'1 (7.11m x 3.99m )

## KITCHEN

10'1 x 8'8 (3.07m x 2.64m )

## ON THE FIRST FLOOR

## LANDING

## BEDROOM ONE

16'2 x 10'5 (4.93m x 3.18m )

## BEDROOM TWO

12'5 x 10'8 (3.78m x 3.25m )

## BATHROOM

9'9 x 8'9 (2.97m x 2.67m )

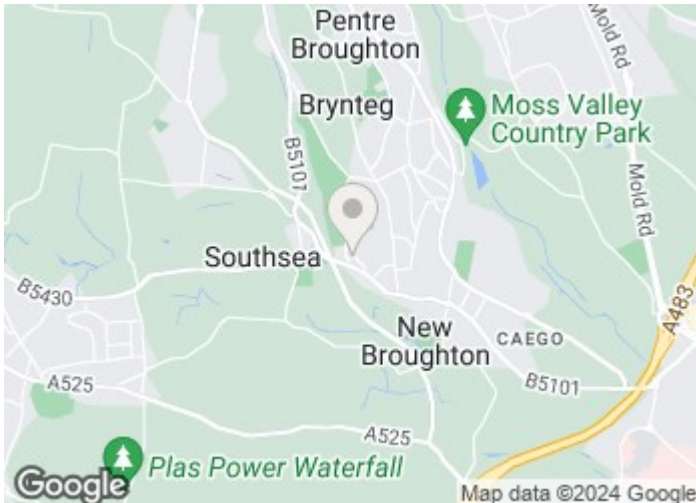
## OUTSIDE

## GARAGE

17'5 x 8'4 (5.31m x 2.54m )

## REAR GARDEN

## COUNCIL TAX BAND - C



[Directions](#)





# Floor Plan

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