



Gwenfro Cottages, Southsea, LL11 5RF
Price £90,000



Reference: 19341435

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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

29 Holt Street, Wrexham, LL13 8DH
 Tel: 01978 353553 Email: sales@wingetts.co.uk

www.wingetts.co.uk



Description

An excellent opportunity to purchase a spacious 2 bedroom traditional terrace property with potential for private parking to the rear located within the popular village of Southsea. Requiring a scheme of refurbishment, the property has the benefit of Upvc double glazing and gas central heating (not tested) and briefly comprising a Upvc double glazed entrance door, lounge, dining room with useful store cupboard, kitchen and bathroom. The 1st floor landing gives access to the 2 double bedrooms. Externally, there is a small front garden whilst to the rear is a garden with potential for private parking. NO CHAIN. Energy Rating - D (63)

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, turn right onto New Road and the property will be observed on the left after approximately 200 yards.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

LOUNGE

12'3 x 11'1

Upvc double glazed window to front, wood effect laminate flooring and radiator.

INNER HALL

Having staircase to first floor landing, radiator and four panel pine door opening to:

DINING ROOM

12'2 x 11'10

Wood effect flooring, radiator, upvc double glazed window to rear, understairs storage cupboard and four panel door opening to:

KITCHEN

7'8 x 6'5

Upvc double glazed window, stainless steel single drainer sink unit, work surface and wall cupboard.

REAR HALL

Upvc part glazed external door and four panel door to:

BATHROOM

7'1 x 6'7

Having a white suite of bath, low flush w.c, pedestal wash basin, part tiled walls, upvc double glazed window and radiator.

ON THE FIRST FLOOR

BEDROOM ONE

11'2 x 11'1

A double bedroom with upvc double glazed window to front, radiator and two built-in storage cupboards/wardrobe.

BEDROOM TWO

12'3 x 11'2

A double bedroom with upvc double glazed window to rear, radiator and gas central heating boiler (not tested).

OUTSIDE

To the front of the property is a path leading to the entrance door alongside a paved garden with low level brick boundary wall. To the rear the property has the benefit of a rear access of Forge Road with potential for off road parking with further garden area beyond.

COUNCIL TAX BAND - B