



## 17 Barons Road , Wrexham, LL13 8HB

A well presented traditional 2 bedroom town house with the benefit of an additional home office on the 1st floor and the warmth of a log burner within the lounge. Situated on the fringe of the city centre close to an excellent range of amenities, shops and public transport, the property briefly comprises a Upvc double glazed entrance door opening to the lounge with wood effect laminate flooring and picture rail, dining room with useful store cupboard and stairs to 1st floor landing, fitted kitchen with utility/rear porch. Ground floor bathroom with modern white suite with shower over the bath. The 1st floor landing gives access to the 2 bedrooms and the home office/nursery. Gas fired central heating, Upvc double glazing and a previous grant assisted home improvement schedule of works. Outside, a gated path leads to entrance door alongside decorative gravel. The rear courtyard style garden enjoys a good degree of privacy and side access. Energy Rating - TBC

Price £130,000

# 17 Barons Road

, Wrexham, LL13 8HB



- A well presented traditional town house
- Lounge, dining room
- Ground floor bathroom
- Courtyard style garden to rear
- Situated on the fringe of the city centre
- Kitchen
- Two bedrooms
- Previous grant assisted home improvement schedule of works
- Utility/porch
- Home office/nursery

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

### LOUNGE

12'0 x 11'3 (3.66m x 3.43m )

### DINING ROOM

14'5 x 11'3 (4.39m x 3.43m )

### KITCHEN

10'11 x 5'8 (3.33m x 1.73m )

### UTILITY/PORCH

### GROUND FLOOR BATHROOM

8'6 x 4'8 (2.59m x 1.42m )

## ON THE FIRST FLOOR

## LANDING

### BEDROOM ONE

11'9 x 11'3 (3.58m x 3.43m )

### BEDROOM TWO

11'6 x 6'1 (3.51m x 1.85m )

### HOME OFFICE/NURSERY

8'8 x 4'7 (2.64m x 1.40m )

## OUTSIDE

## COUNCIL TAX BAND - B



[Directions](#)







# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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