



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

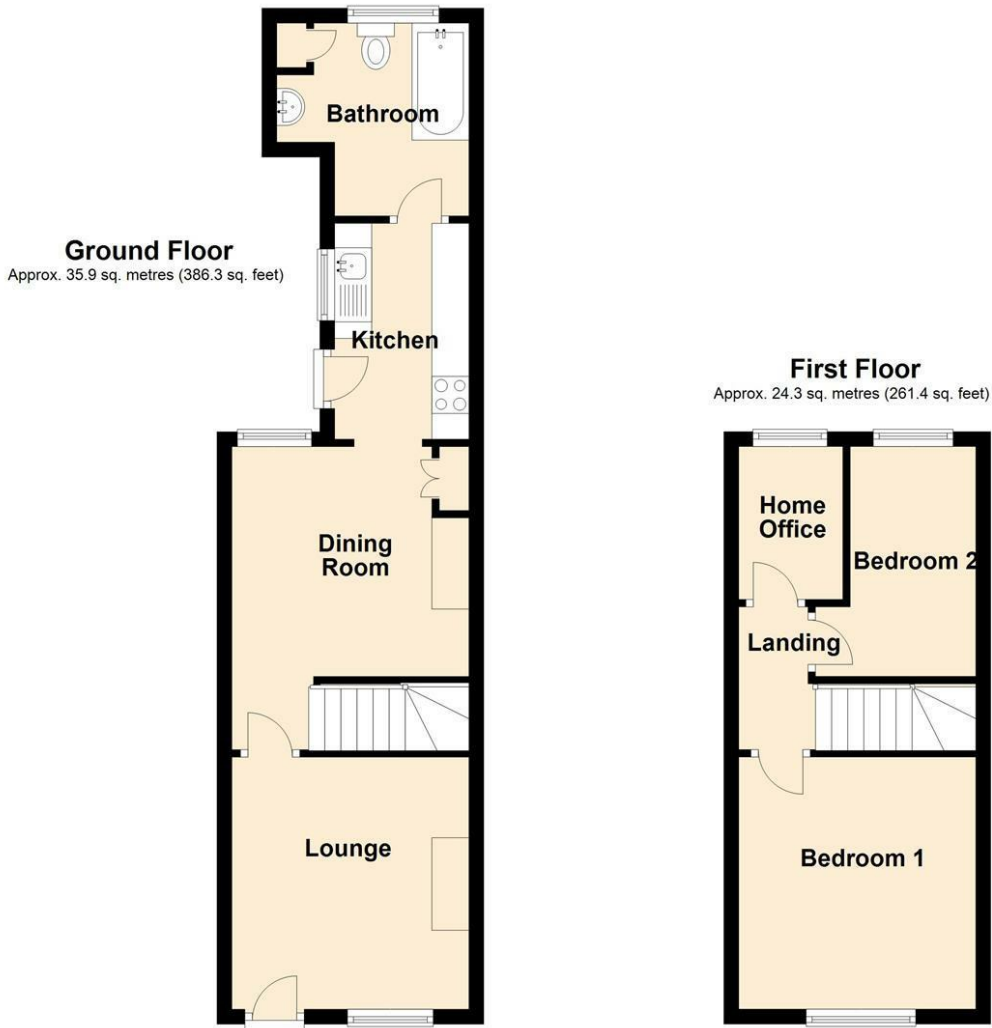
COUNCIL TAX BAND - B



[Directions](#)



Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	