

Wingetts

More than just estate agents



51 Smithfield Road, Wrexham, LL13 8ER

Price £135,000

Refurbished in recent years and located on the fringe of the city centre is this spacious bay window fronted 3 bedroom terraced property featuring high ceilings and briefly comprising a Upvc entrance door opening to the entrance hall with stairs to 1st floor landing, Lounge with Upvc double glazed bay window. Dining/Living Room having access through to the well-proportioned Kitchen/breakfast with a range of fitted base and wall units, work surface areas, electric hob with oven below and useful store cupboard. 1st floor landing gives access to the 3 bedrooms, 2 of which are doubles. The bathroom is appointed with a white suite to include a shower over the bath. To the front of the property is a gravelled garden area alongside a gated path to the entrance door. To the rear is an enclosed yard area with 2 useful brick built store sheds and a rear garden with potential. NO CHAIN. Energy Rating - C (71)

LOCATION

The property is conveniently located within walking distance of Wrexham city centre and having the benefit of the range of shopping facilities, supermarkets, restaurants, leisure facilities nearby. Public transport is available via bus and train stations and the Maelor Hospital and University are within easy reach. Good road links provide for access to the Wrexham Industrial Estate and A483 by pass.

DIRECTIONS

From our Wingetts office on Holt Street proceed to the roundabout taking the 4th exit passing Tesco Extra and the Eagles Meadow Shopping Complex. At the mini roundabout bear left onto Smithfield Road and the property will eventually be observed on the left hand side.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening into:

VESTIBULE

Having wood effect laminate flooring, cornice ceiling and six panel white woodgrain effect door opening to:

HALLWAY

With stairs to first floor landing, cornice ceiling, mains wired smoke alarm, radiator and six panel doors off.

LOUNGE 11'8 x 13'8 into bay (3.56m x 4.17m into bay)

A light and airy reception room having upvc double glazed walk-in bay window to front, radiator, pine fire surround, electric and gas meter cupboard including a modern consumer unit, high ceilings which continues throughout the ground floor with cornice and central ceiling light.

DINING ROOM 11'9 x 11'8 (3.58m x 3.56m)

Upvc double glazed window to rear, tiled fireplace, wood effect laminate flooring and radiator. A six panel door opens to:

KITCHEN/BREAKFAST ROOM 12'2 x 10'0 (3.71m x 3.05m)

Fitted with a range of modern white fronted base and wall cupboards complimented by work surface areas incorporating a four ring electric hob with oven/grill below and stainless steel extractor hood above, single drainer sink unit with mixer tap, two upvc double glazed windows, part tiled walls, plumbing for washing machine, space for fridge, radiator, ceramic tiled flooring, inset ceiling spotlights, upvc part glazed external door, concealed Worcester gas combination boiler and understairs storage cupboard.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, mains wired smoke alarm, ceiling hatch to roof space and doors off to all rooms.

BEDROOM ONE 15'2 x 11'3 (4.62m x 3.43m)

A good sized bedroom with two upvc double glazed windows to front and radiator.

BEDROOM TWO 9'9 x 12'1 (2.97m x 3.68m)

Upvc double glazed window to rear and radiator.

BEDROOM THREE 10'4 x 9'9 (3.15m x 2.97m)

Upvc double glazed window to rear and radiator.

BATHROOM


Appointed with a white suite of low flush w.c, pedestal wash basin, twin grip bath with tiled side panel, Triton electric shower unit, fully tiled walls, radiator, extractor fan and tiled flooring.

OUTSIDE

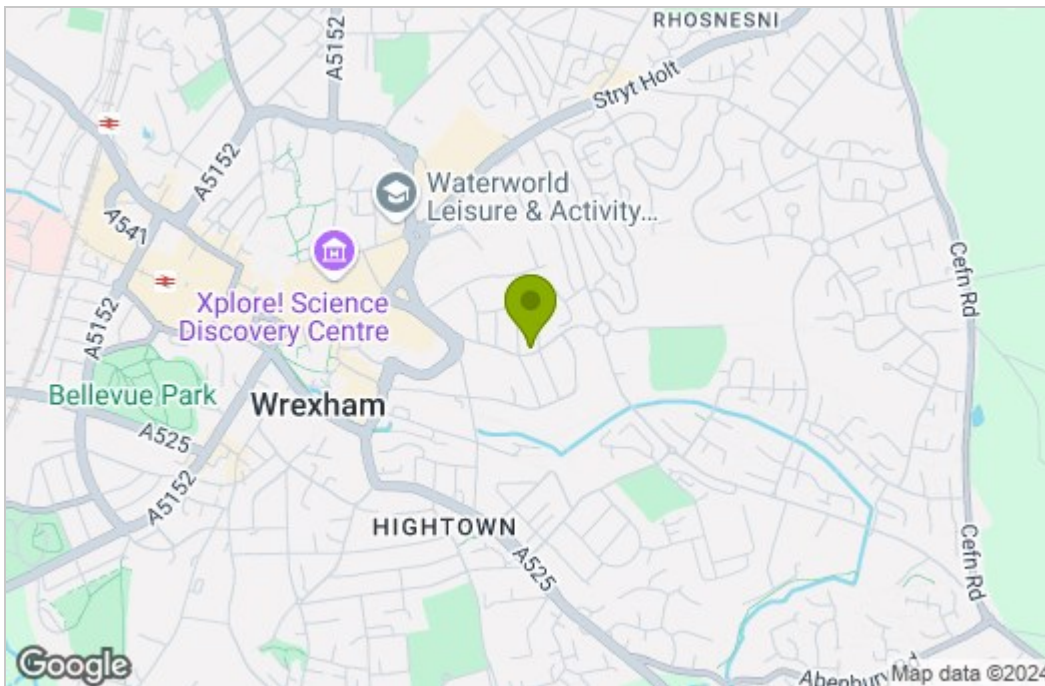
A gated path leads to the entrance door alongside a gravelled front garden. To the rear is an enclosed yard with two useful brick built store sheds and garden beyond.

COUNCIL TAX BAND - B

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Area Map



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