



Ceiriog Road, Wrexham, LL13 9HY

Price £135,000

Reference: 19405949

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



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Wingetts



Description

A spacious 3 bedroom double fronted terrace home with generous rear garden located on the fringe of the city centre just off Cefn Road. Having access to a range of local shopping facilities, bus service and schools, the accommodation briefly comprises a Upvc part glazed entrance door opening to the central hall with stairs to 1st floor, dual aspect lounge, dining room with connecting door into the fitted kitchen. Cloaks/w.c. off the staircase which continues to the main landing with access to the 3 bedrooms, 2 of which are good sized bedrooms, and a bathroom. To the outside, a gated path leads to the entrance door alongside a lawned garden. The rear garden includes a patio area, useful brick store shed and lawned garden beyond. NO CHAIN. Energy Rating - G (12)

LOCATION

Ceiriog Road is located just off Cefn Road approximately 1 ½ miles from Wrexham City Centre and enjoying good road links to Wrexham, the Industrial Estate and A483 bypass to Chester. There are a range of shops and amenities nearby together with a bus service and both primary and secondary schools.



DIRECTIONS

From Wrexham city centre proceed along Holt Road for approximately 1 ½ mile to the roundabout with the Greyhound Public House on the right. Take the 4th exit onto Cefn Road and after approximately 500 yards, turn right onto Ceiriog Road and the property will be observed on the left.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

HALLWAY

Having turned staircase with storage cupboard below, gas wall heater, upvc double glazed window and part glazed door opening to:

LOUNGE

15'9 x 10'9

Three upvc double glazed windows to front, upvc double glazed window to rear, picture rail, gas fire and brick fireplace.

DINING ROOM

11'1 x 9'2

Upvc double glazed window to rear and gas fire.

KITCHEN

15'9 x 8'6

Fitted with a range of base and wall units complimented by work surface areas incorporating a stainless steel sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, part tiled walls, tiled flooring, upvc double glazed window to front, space for slot-in cooker, upvc part glazed external door, plumbing for washing machine and space for tumble dryer.

ON THE FIRST FLOOR

Approached via the staircase from the hallway with ¼ landing giving access to a:

CLOAKS/W.C

With low flush w.c and upvc double glazed window.

LANDING

With gallery over stairwell, three upvc double glazed windows to front, ceiling hatch to roof space, wall mounted gas boiler (heating the hot water) and two panel white woodgrain effect doors off.

BEDROOM ONE

15'4 plus recess x 9'2

Upvc double glazed window to rear and picture rail.

BEDROOM TWO

13'6 x 8'7

Upvc double glazed window to rear and two built-in storage cupboards.

BEDROOM THREE

10'0 x 7'0

Two upvc double glazed windows to front.

BATHROOM

Appointed with a white suite of low flush w.c, pedestal wash basin with mixer tap, bath, part tiled walls and upvc double glazed window.

OUTSIDE

To the front of the property is a central gated path that leads to the entrance door alongside lawned garden and low level privacy fencing. To the rear of the property is a generous garden area which includes a useful brick built store shed, patio with lawned garden beyond, rear access gate, cold water tap and timber fencing.

COUNCIL TAX BAND - B