



Coed Aben, Wrexham, LL13 9NY

Price £95,000

Reference: 19433720

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

An excellent opportunity to purchase this two-bedroom mid-terraced property conveniently situated on the outskirts of Wrexham City Centre in the residential area of Caia Park. In need of renovation and modernisation the living accommodation briefly comprises; entrance hallway, lounge, kitchen, rear porch leading into the outhouse. Upstairs you will find two double bedrooms and a family bathroom. The property has the advantage of double-glazed windows and a Gas Central Heating System. Externally the property has gardens to the front and rear with rear gated access providing off road parking. NO CHAIN. Energy Rating - C (71)

LOCATION

Located 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, turn right onto Anthony Eden Drive and right again into Coed Aben where the property will be located on the right hand side.

ON THE GROUND FLOOR

Part glazed entrance door opens to:

HALLWAY

With stairs to first floor landing, laminate flooring, radiator and door to:

LOUNGE

12'11 x 11'6

Upvc double glazed window to front, radiator, telephone point, and television aerial point.

KITCHEN

11'5 x 16'1

Fitted with a range of base and wall units with work surface areas incorporating inset sink unit with mixer tap and upvc double glazed window above, space for gas cooker, plumbing for washing machine, radiator, tiled flooring, understairs storage cupboard and upvc door to:

REAR PORCH

6'2 x 5'11

With tiled flooring, radiator, upvc door to garden and wooden door to outhouse.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

Having ceiling hatch to roof space, storage cupboard housing Main combination boiler and doors off.

BEDROOM ONE

13'0 x 11'6

Upvc double glazed window to front, radiator and storage cupboard.

BEDROOM TWO

11'5 max x 9'9

Upvc double glazed window to rear and radiator.

BATHROOM

8'0 max x 5'10

Appointed with w.c, wash basin, panelled bath with shower over (not working), fully tiled walls, vinyl flooring, radiator and upvc double glazed window.

OUTSIDE

The property is approached to the front via a paved

pathway alongside lawned garden. To the rear double timber gates give access to a parking area.

COUNCIL TAX BAND - B