



8 Villiers Street, Wrexham, LL13 7TW

£130,000

A well presented 2 bedroom end of terrace town traditional house with the benefit of a useful attic room conveniently located within walking distance of the city centre and all its amenities including public transport, hospital, shops, restaurants etc. The accommodation includes gas fired central heating, Upvc double glazing and briefly comprises a Upvc double glazed entrance door opening to vestibule, with coat hanging space, dining room, lounge with French doors opening to the rear courtyard and stairs to 1st floor landing, kitchen and bathroom with shower over the bath. The 1st floor landing connects the 2 double bedrooms and a fixed staircase rises to the attic room with velux roof light window and radiator. To the rear of the property is a courtyard area with enclosed garden beyond incorporating a patio and lawned area. EPC D (64)

LOCATION

Villiers Street is located within walking distance of Wrexham City Centre and therefore enjoys easy access to the excellent range of shopping facilities and social amenities on offer. The property is within walking distance of Wrexham Maelor Hospital, Glyndwr University and both the Bus and Train Stations. The City Centre has a range of leisure amenities including Gyms, Cinema and Bowling Alley, together with Restaurants and coffee shops. There are good road links to the A483 by-pass which allows for daily commuting to the major commercial and industrial centres of the region.

DIRECTIONS

Proceed into Wrexham City Centre along the Mold Road passing Glyndwr University and the Wrexham Football Ground on the left, continue past the entrance to the Train Station and then enter the right hand lane at the traffic lights. As the road bears to the right enter the left hand lane and continue over the bridge and across the next roundabout into Bradley Road. Thereafter take the second right into Villiers Street and the property will be observed on the left.

ON THE GROUND FLOOR

Upvc double glazed entrance door opens to the vestibule with coat hanging space, 6 panel white woodgrain effect door and wood effect flooring that continues into the -

DINING ROOM 12'4 x 11'1 (3.76m x 3.38m)

Upvc double glazed window to front, 2 radiators, wood effect flooring, store cupboard to recess and an open aspect to the lounge.

LOUNGE 13'9 x 12'3 (4.19m x 3.73m)

Wood effect flooring, French doors opening to the rear courtyard, cottage style staircase, exposed brickwork to inside of chimney breast with tiled hearth and 3 radiator.

KITCHEN 7'3 x 5'3 (2.21m x 1.60m)

Fitted with a range of base and wall cupboards complimented by work surface areas incorporating a stainless steel sink unit with mixer tap and Upvc double glazed window above, space for cooker, plumbing for washing machine, part tiled walls, wood effect flooring and rear hall with space for fridge freezer, radiator and Upvc double glazed window.

BATHROOM

Appointed with a low flush w.c., wash basin, bath with electric shower over, easy clean wall panels, tiled walls, Upvc double glazed window and radiator.

1ST FLOOR

Approached from the staircase to the 1st floor landing with 6 panel pine doors off and fixed staircase to attic room.

BEDROOM 1 12'3 x 11'1 (3.73m x 3.38m)

A double bedroom with Upvc double glazed window to front and radiator.

BEDROOM 2 11'3 x 9'2 (3.43m x 2.79m)

Upvc double glazed window to rear, 2 radiators, built in store cupboard and additional store cupboard housing the Glow worm gas combination boiler.

ATTIC ROOM 12'6 max x 11'3 max (3.81m max x 3.43m max)

A useful addition providing excellent storage with velux roof light window, radiator, electric sockets and eaves storage cupboards.

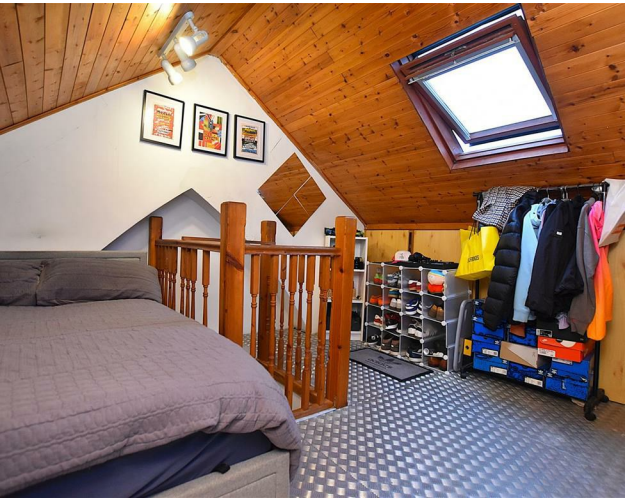
OUTSIDE

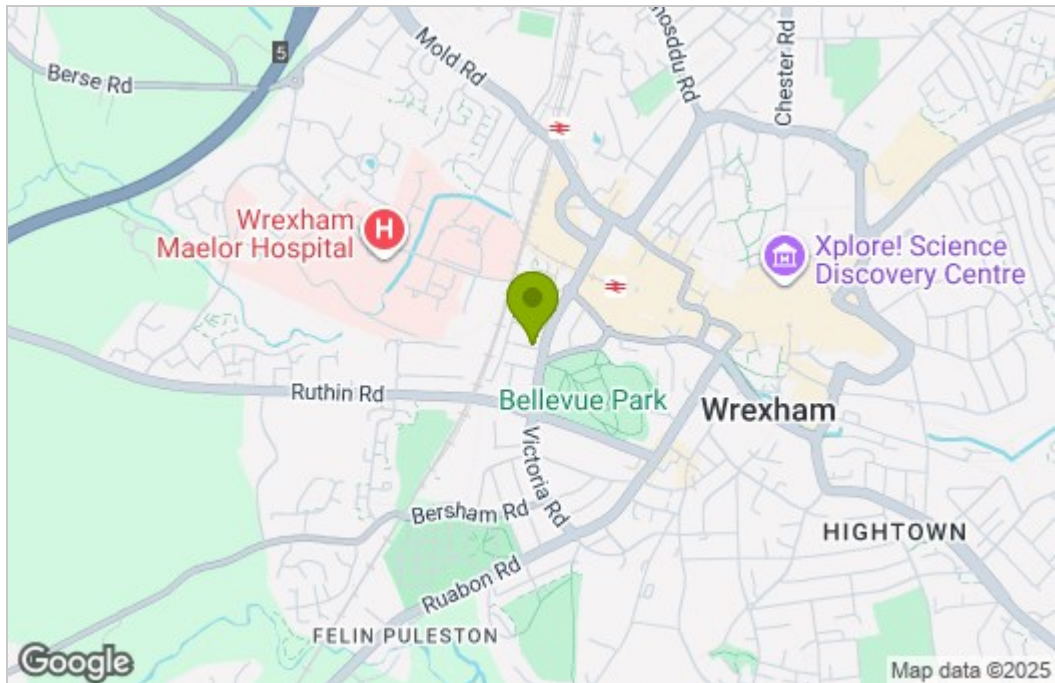
To the rear of the property is a courtyard area with cold water tap and enclosed gated garden with patio area and lawn providing outdoor entertaining space.

PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.

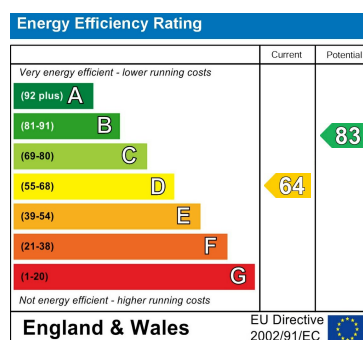






Area Map

Energy Efficiency Graph



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.