



13 Meadow Lea, Wrexham, LL13 8SN
Offers In Excess Of £150,000

A well presented 2 bedroom inter terrace house enjoying a pleasant tree lined aspect with the benefit of a good sized dressing room or home office currently used as a 3rd bedroom. The property could become a 3 bedroom house with

some inexpensive alterations. Located on the fringe of the city centre within close proximity to plenty of amenities, public transport, schools and road links. The accommodation has the benefit of gas fired central heating, Upvc double glazing and briefly comprises an enclosed porch, entrance hall with central staircase to 1st floor landing, dual aspect

lounge with feature slate effect chimney breast, fitted kitchen dining room with a range of modern base and wall cupboards and work surface areas. The 1st floor landing connects the 2 bedrooms and a bathroom. The 2nd bedroom links the dressing room/home office. To the outside, an elevated front garden provides a patio/seating area. The rear garden features a paved covered patio area, lawn, and a garage. Energy Rating - TBC

LOCATION

Conveniently located on the fringe of the city centre having the benefit of all amenities and shopping facilities within walking distance including supermarkets, bus and train stations, primary and secondary schools, restaurants and coffee shops. Good road links to the A483 bypass and Wrexham Industrial estate.

DIRECTIONS

Proceed out of the city centre along Holt Street passing Wickes on your right. Take the right turn onto Montgomery Road and continue until just before the roundabout, turning left onto Meadow Lea where the property will be observed on the left after approximately 200 yards.

ON THE GROUND FLOOR

Upvc part glazed entrance door opens to enclosed porch with upvc double glazed windows, wood style flooring and upvc part glazed door opening to:

HALLWAY

Central staircase, Hive central heating thermostat control and mains wired smoke alarm.

LOUNGE 15'5" x 11'1" (4.7m x 3.4m)

Wood effect flooring, upvc double glazed window to front with tree lined views, slate effect tiled chimney breast with stone hearth, radiator and upvc double glazed French doors opening to the rear garden.

KITCHEN/DINER 15'5" x 8'2" (4.7m x 2.5m)

Appointed with a modern range of base and wall cupboards complimented by work surface areas incorporating a stainless steel single drainer sink unit with upvc double glazed window above overlooking the rear garden, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, four ring electric hob with stainless steel extractor hood above and oven/grill below, tiled flooring, upvc double glazed window to front, two radiators, useful understairs storage cupboard and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With radiator, upvc double glazed window, ceiling hatch to roof space and four panel white woodgrain effect doors off.

BEDROOM ONE 11'1" x 8'10" (3.4m x 2.7m)

Upvc double glazed window to front and radiator.

BEDROOM TWO 12'5" x 6'10" (3.8m x 2.1m)

Upvc double glazed window to rear and radiator. Open aspect to:

DRESSING ROOM 8'2" x 7'2" (2.5m x 2.2m)

Currently used as a third bedroom with upvc double glazed window to front, radiator and recessed store area.

BATHROOM 8'2" x 6'2" (2.5m x 1.9m)

Appointed with a white suite of P shaped bath with mixer tap, shower take-off and splash screen, low flush w.c, wash basin with mixer tap, fully tiled walls, upvc double glazed window, Ideal Logic gas combination boiler, chrome heated towel rail, extractor fan and wood style flooring.

OUTSIDE

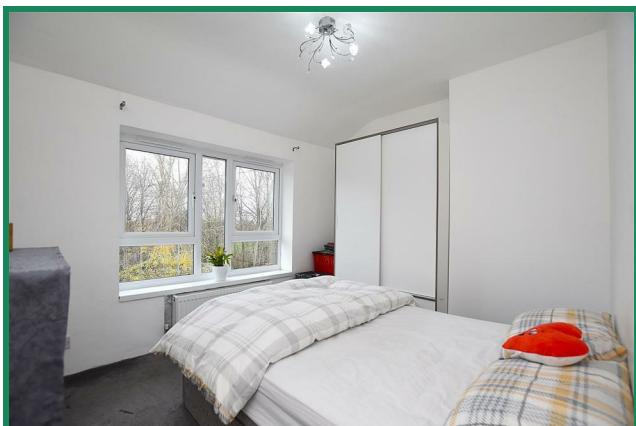
To the front of the property there is a decorative gravelled garden providing a pleasant aspect, seating area and path to entrance door. A gated side path leads to the rear garden which features a paved covered patio area and lawned garden with central path which leads to:

GARAGE 15'8" x 14'1" (4.8m x 4.3m)

Having rear personal door and window.

PLEASE NOTE

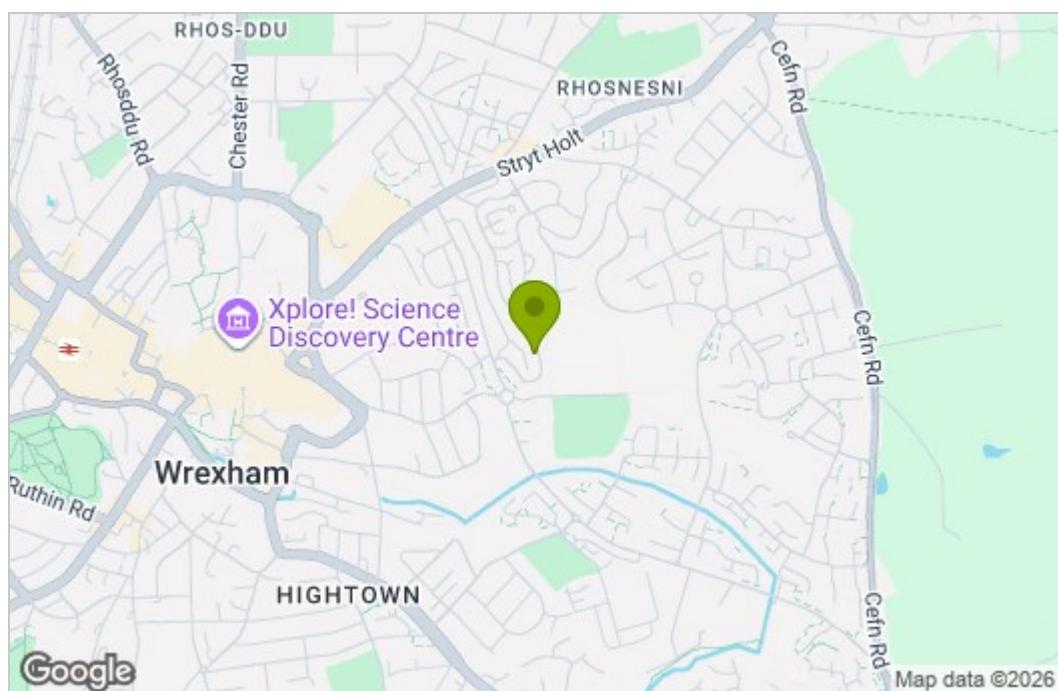
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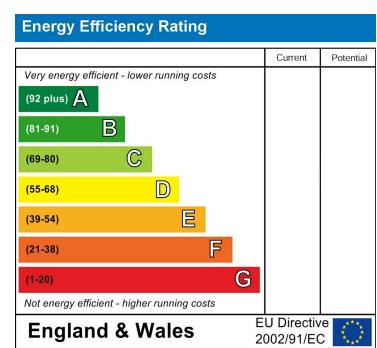


Floor Plan

Area Map



Energy Efficiency Graph



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