

Town & Country

Estate & Letting Agents

Mold Road, Cefn Y Bedd

No Onward Chain £280,000



Located in the desirable area of Cefn y Bedd, this 1930's detached family home sits on a generous sized plot and enjoys superb curb appeal. Although benefitting from UPVC double glazing and gas fired central heating, the property itself does require a degree of modernisation. In brief, the light and spacious internal accommodation comprises an entrance hall with doors off to a living room, dining room, and kitchen with a pantry off. The first floor landing offers access to all three bedrooms into the bathroom with separate W/C. To the side of the property with their own separate access from both front and rear are three brick outbuildings. Viewings are highly recommended!

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Entrance

Arched UPVC double glazed double doors opens to a quarry tiled floor. An internal partially glazed door opens to the entrance hall. The entrance hall benefits from quarry tiled flooring, fitted cloaks, cupboard and radiator. Stairs of rising to the first floor accommodation with a storage cupboard below. Double glazed window to the side elevation and internal doors opening to:



Lounge

13'2 x 12'0

Featuring a parquet herringbone style floor and ceramic tiled fire surround. Double glazed bay window to the front elevation. Radiator.



Dining Room

13'2 x 12'0

Also featuring a parquet herringbone style floor and a ceramic tiled fire surround. Double glazed bay window to the rear elevation. Radiator.



Kitchen

10'5 x 10'5

Being fitted with a range of wall and base units complimented by stainless steel handles. The work surface space houses a stainless steel single drain sink unit with a mixer tap and tiled splashback's. Space for white goods. Quarry tiled flooring. Double glazed window to rear. Radiator. UPVC double glazed back door opens to the side passage, which in turn has access to the outbuildings, an interior door opens to a pantry, measuring 6 foot four by 3'4 inches also with a quarry tiled floor and window to the side elevation.

Side Passage

With glazed timber panelled doors to both the front and rear gardens and giving access to three outbuildings, the largest of which measures 7 foot 6 x 7' six and has power and light.

Landing

Loft access. Double glazed window to front. Doors off to:



Bedroom One

13'2 x 12'0

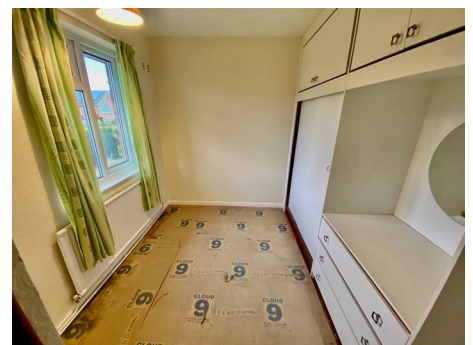
Double glazed bay window to front. Radiator.



Bedroom Two

13'2 x 12'0

Double glazed bay window to rear. Radiator.



Bedroom Three

10'5 x 8'5

Fitted with wardrobes, cupboards and drawers. Built-in cupboard housing a gas combination boiler. Double glazed window to rear. Radiator.



Bathroom

Pedestal wash hand basin. Panel enclosed bath with shower attachment. Tiled walls. Tiled flooring. Opaque double glazed window to rear. Radiator.

W/C

Low level W/C. Tiled flooring.



Outside

The property is set well back from the road with a gravel driveway, leading to double iron gates which again opens to further parking. A generous sized front garden predominantly enclosed by hedging. The westerly facing rear garden means that the property enjoys a lovely sunny aspect in the afternoon and evening. It is predominantly laid to lawn and is enclosed by a combination of hedging and fence panelling.



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Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm
Saturday - 9:00am - 4:00pm

Additional Information (Wrexham)

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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.

