

# Town & Country

Estate & Letting Agents

Stryt Issa, Wrexham

No Onward Chain £110,000



An excellent opportunity to purchase this recently updated two bedroom semi-detached house which benefits from gas central heating and UPVC double glazed windows throughout. The ground floor internal accommodation briefly comprises a lounge, hallway, a fitted kitchen and a family bathroom. There are two good size bedrooms on the first floor. To the exterior the attractive rear garden is principally laid to lawn with a paved patio area. Internal viewing of this property is recommended.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345

## Location

The subject property is located within the popular village of Penycae which itself is approximately 5 miles from Wrexham city centre. The village and adjoining villages offer a convenient range of day to day shopping facilities, pubs, primary and secondary schools, supermarkets, a pharmacy, doctors surgery and dentists. There is a frequent bus service together with a train station in the nearby village of Ruabon. Picturesque countryside walks are within close proximity yet the area has the benefit of good road links to Wrexham, Chester and Shropshire allowing for daily commuting to the commercial areas of the region.

## Entrance

The property is entered through UPVC double glazed front door, which opens to:



## Lounge

Fitted with new carpet. Double glazed window to front. Radiator. Door to:

## Inner Hall

Stairs to first floor. Understairs storage. Doors to kitchen and bathroom.



## Kitchen

8'6 x 7'3

Newly fitted range of wall, base and drawer units with complementary work surfaces. Single drainer sink unit and mixer tap. Space for cooker. Space for washing machine. UPVC rear door.

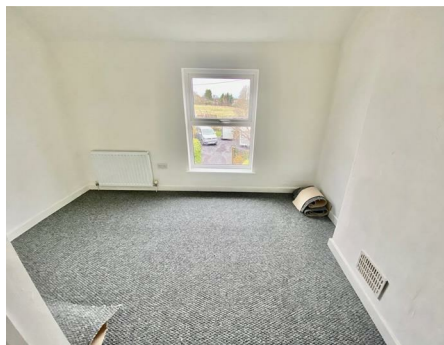


## Bathroom

Low level W/C. Pedestal wash hand basin. Panel enclosed bath. Double glazed window to side and rear.

## Landing

Loft access. Doors to:



## Bedroom One

12'2 x 10'6

Double glazed window to front. Radiator.



## Bedroom Two

9'4 x 8'8

Built-in cupboard housing gas combination boiler. Double glazed window to rear. Radiator.



## Rear Garden

With concrete and paved patio area, steps rise to predominantly lawn garden enclosed by fence panels.

## 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.

TENURE: Freehold

Council Tax: B £1354.00

## 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.

