

# Town & Country

Estate & Letting Agents

Percy Road, Wrexham

£235,000



**\*NO ONWARD CHAIN\*** Located just a short walking distance from Wrexham city centre is this four bedroom semi-detached property, which has been extended by the current owners for extra bedroom accommodation. The property benefits from gas, central heating and UPVC double glazing. In brief comprises an entrance hall, living room, kitchen diner and utility room with a door opening to the garage. The first floor landing gives access to a four piece bathroom suite, along with four bedrooms. To the rear of the property is an enclosed garden area, courtyard and two allocated parking spaces specifically for this property.

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## Entrance Hall

The property is entered through a UPVC leaded double glazed front door which opens to an entrance hall with a radiator, stairs rising to the first floor accommodation and an internal door, which opens to the living room.



## Lounge

16'1" x 12'5"

A window to the front elevation, two radiators and an internal door which opens to the kitchen diner.



## Kitchen/Diner

16 feet 1 x 10'4"

The kitchen is fitted with a range of modern wall base and drawer units, complimented by stainless steel handles. Ample worksurface space that houses a stainless steel sink bowl unit with mixer tap and tiled splashback's. Timber laminate flooring. Under stair storage cupboard. Two windows facing the rear elevation. Radiator. Glazed internal door which opens to the utility room.

## Utility Room

A wall mounted gas Worcester combination boiler. Ceramic tiled flooring. Space and plumbing for a

washing machine. Internal doors opening to the garage and cloakroom. UPVC double glazed back door that opens to the rear garden.

## Cloakroom

Installed with a low-level WC, wash hand basin and radiator. The walls are fully tiled with an inset extractor fan. Ceramic tiled flooring and an opaque window to the side elevation.

## Landing

Loft access. Doors opening to all four bedrooms and bathroom.



## Bedroom One

13'8" x 10'5"

Two sets of fitted wardrobes, one being a double wardrobe with sliding doors, and the second being a triple wardrobe also with sliding doors and a mirror inset. Timber laminate flooring. Double glazed window to front x2. Radiator.



## Bedroom Two

12'8" x 7'5"

Having a window to the rear elevation and a radiator.



## Bedroom Three

8'7" x 8'6"

Also having a window to the rear elevation and a radiator.



## Bedroom Four

10'1" x 7'4"

A window to front elevation and a radiator.



## Bathroom

Installed with a contemporary white suite, panelled bath with mixer tap and a corner thermostatic shower enclosure with a dual head. A dual flush, low-level WC, wash hand basin with mixer tap

and vanity unit below. The walls are fully tiled along with a ceramic tiled flooring. Set within the ceiling are recessed downlights, an extractor fan and an opaque window facing the rear elevation.



## Outside

The property has open off-road parking in front of a single garage. There is a singular iron gate that opens to a paved pathway which leads to the front door. Gated side access leads to the rear garden. Having a brick block patio area, London shrub garden, an external water supply and a series of concrete posts and fence panels. Located to the rear of the property is an access road that runs to a small courtyard that has two allocated parking spaces for this property.

## Garage

A single garage with power and light. It can be easily accessed either from the utility room or via the up and over garage door.

## 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)

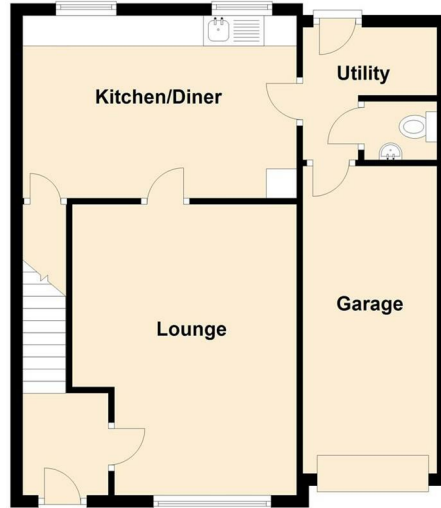
Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm

## 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.

### Ground Floor

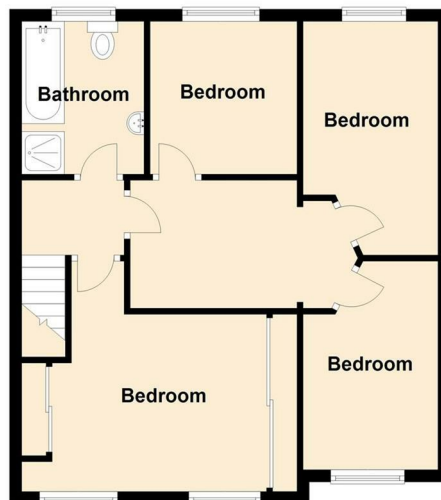
Approx. 52.7 sq. metres (567.6 sq. feet)



Total area: approx. 104.6 sq. metres (1125.8 sq. feet)

### First Floor

Approx. 51.9 sq. metres (558.3 sq. feet)



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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	