

# Town & Country

Estate & Letting Agents

Waen Road, Wrexham

Offers In The Region Of £194,000



Situated within this desirable village, is this three bedroom semi detached house which benefits from gas central heating and double glazed sealed units with internal accommodation that briefly comprises an entrance porch, living room, dining room, conservatory, kitchen and a first floor landing, which offers access to the bathroom and all three bedrooms. Externally to the front of the property is a shrubbed garden with off-road parking to the front of a single integral garage. Timber gated side access leads to a rear garden with a paved patio area, lawned garden and recently installed deck patio area and pergola.

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## Externally Front

With a shrubbed front garden, Offroad, parking to the front of the garage and steps descending to the front door beside which is an external light and with gated side access, leading to the rear garden

## Entrance Porch

4'1" x 3'1"

The property is entered through a timber panel front door opening to a ceramic tiled floor with window to the front elevation and door opening to the living room.



## Lounge

14'4" x 10'2"

With a window facing the front elevation, a radiator, a living flame gas fire set within a marble hearth with an Adams style surround an arched through way leads to the dining room. Stairs off with spindle balustrades rise to the first floor accommodation.



## Dining Room

10'2" x 8'6"

Engineered wooden flooring, a radiator, glazed door opening to the kitchen and a patio door opening to the conservatory.



## Conservatory

9'7" x 8'9"

Constructed of a low brick wall with a double glazed timber frame incorporating French doors opening to the rear garden and having a ceramic tiled floor and radiator.



## Kitchen

9'6" x 9'6"

Fitted with a range of light oak style wall, base and drawer units. Ample work surface space houses a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a double oven, hob and extractor hood with space for; fridge, freezer, plumbing for a washing machine. A radiator, ceramic tiled floor, a window to the rear elevation and a glazed back door. Off the kitchen is access to an under stairs storage space which in turn has a door opening to the integrated garage.

## First floor landing

A spacious U-shaped landing with a continuation of banister and spindle balustrades from the living room, with access to the loft, airing cupboard and doors off opening to the bathroom and all three bedrooms.



### Bedroom One

12'8" x 10'2"

Having a window facing the front elevation and a radiator .



### Bedroom Two

10'10" x 10'2" max

Having a window facing the rear elevation, framing, beautiful long, reaching views and a radiator.



### Bedroom Three

8'3" x 7'6"

Window to the front elevation, radiator.



### Bathroom

6'8" x 7'6"

The bathroom is installed with a white three-piece suite, comprising a panel bath with electric shower above and folding protective screen, a low-level WC and pedestal hand wash basin, along with a radiator, partially tiled walls, ceramic tile floor, recessed downlights within the ceiling, and an opaque window facing the rear elevation .



### Rear Garden

With lovely views to the rear and having a paved patio area with light and water supply, a lawned and shrub garden and a recently installed attractive deck patio area with pergola.

### Garage

16'8" x 7'4"

With up and over garage door, power and light.

### Additional Information

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.

### Services

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

### Viewings

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

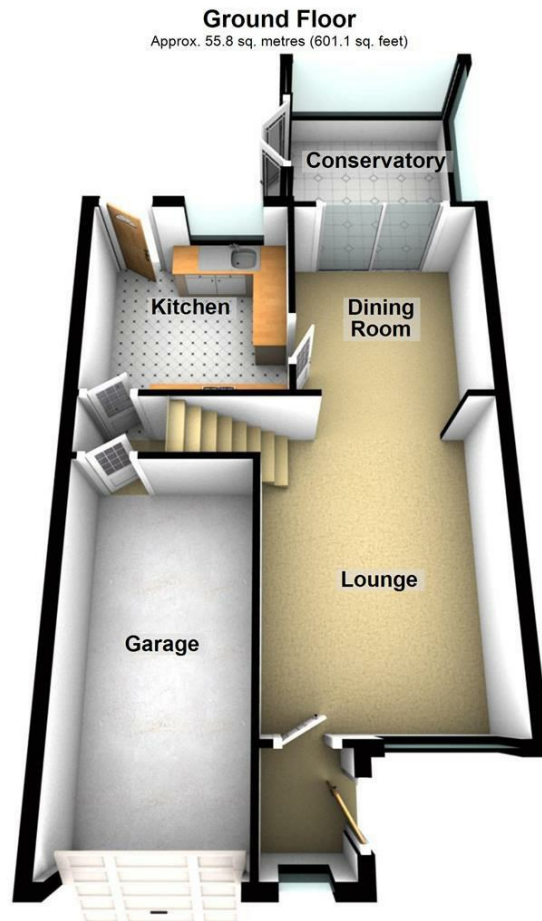
### To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

### Mortgage Advice

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.



**Ground Floor**  
 Approx. 55.8 sq. metres (601.1 sq. feet)

Total area: approx. 98.7 sq. metres (1062.5 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 most 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	