

Town & Country

Estate & Letting Agents

Broad Street, Rhos

£135,000



A great opportunity to purchase a spacious two bedroom detached property situated in a popular village location. The property comprises; lounge/diner and kitchen on the ground floor, with two bedrooms and bathroom on the first floor. Externally is an enclosed yard to front, with gates providing access to parking to side.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

Entrance

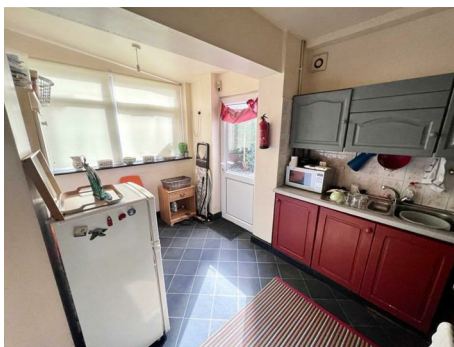
UPVC door to front entrance porch with access to lounge. Stairs to first floor.



Lounge/Diner

26'2" x 12'11"

Log burner with fire surround & hearth. Parquet flooring. Double glazed window to front and side. Radiator x2.



Kitchen

12'7" x 8'7"

Fitted with a range of wall, base and drawer units with complementary work surfaces. Space for fridge-freezer. Space

for washing machine. Space for cooker. Part tiled walls. Vinyl flooring. Double glazed window to side. Door to rear.



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Landing

Loft access. Doors to:



Bedroom One

14'2" x 12'11"

A good sized double bedroom with overhead storage. Vinyl flooring. Double glazed window to front and side. Radiator.



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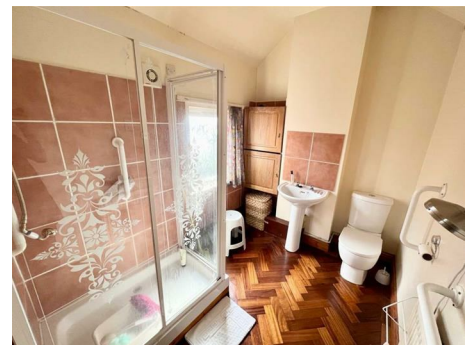
Bedroom Two

11'3" x 8'11"

Built-in wardrobes. Vinyl flooring. Double glazed window to rear. Radiator.



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Bathroom

Low level W/C. Pedestal wash hand basin. Double shower cubicle with mains shower. Storage cupboard. Part tiled walls. Parquet flooring. Double glazed frosted window to side. Radiator.



Rear Garden

Double gates providing additional space for an additional car to the side. Paved patio area. Block paved path leading to the large shed. Shrubs and plants in the middle.



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Shed/Outhouse

15'7" x 9'5"

Timber framed shed with pebble dash on the outer layer. Four window panels to the front and two windows to the rear. Perfect use for a home office or summer house. Power and lighting.

Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

Services

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

Mortgage Advice

Town and Country Property Services 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

Monday to Friday - 8:30am - 5:30pm

Saturday - 9:00am - 4:00pm

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. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	