

# Town & Country

Estate & Letting Agents

Cegidog Avenue, Ffrith

£135,000



Situated in a quiet cul-de-sac, within this rural hamlet, this three bedroom semi detached property, benefiting from UPVC double glazing and air source heating is in need of considerable modernisation and refurbishment.

With accommodation comprising an entrance hall, living room, dining room, kitchen, bathroom, and three bedrooms located off the first floor landing. Externally to the front of the property is a low maintenance slate chip garden with off-road parking. The rear garden again is low maintenance with a paved patio area slate chip garden and a corrugated steel garage which is accessed from the rear of the property.

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## Externally Front

With off-road parking positioned alongside a low maintenance slate chip garden with access along the side of the property, leading to the rear garden.

## Entrance Hall

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



## Living Room

13'4 x 12'7

With a bay window facing the front elevation, a radiator and a ceramic tiled fireplace.

## Inner Hallway

With an arch way, opening to under stairs, storage space with a window to the side, a throughway to the dining room and a door opening to the bathroom.



## Bathroom

Installed with a panel bath with an

electric shower above, a low-level WC and pedestal wash hand basin. The walls are fully tiled with the radiator and an opaque window facing the side elevation.



## Dining Room

9'6 x 11'

With an ornamental, brick fireplace, a radiator and then arched through way to the kitchen area.



## Kitchen

9'6 x 16'

With a partially poly vinyl, corrugated roof and fitted with wall and base units, a stainless steel single drainer sink unit, a radiator, breakfast bar, partially tiled walls, and a UPVC double glazed door opening to the rear porch, which in turn has a UPVC double glazed door opening to the rear garden.



## First Floor Landing

Having doors open to all three bedrooms, a window to the side elevation and access off to the loft.



## Bedroom One

12'8 x 10'3

Having a window facing the front elevation with a radiator below and a door opening to built in shelved cupboard.



## Bedroom Two

12'2 x 8'7 max

Having a window facing the rear elevation and a radiator.



### Bedroom Three

7 x 6'6

With a window facing the rear elevation, a radiator and a fitted wardrobe.



### Rear Garden

With a paved patio area and low maintenance slate chip garden with raised gold gravel planters, a timber shed and corrugated steel garage, in need of attention which is accessed from the rear of the property.

### 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.**

### 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.

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.

