

Town & Country

Estate & Letting Agents

Llys Yr Efail, Forge Road, Southsea

£195,000



A very well presented semi detached property situated within a location with easy access to local amenities and to the city centre of Wrexham. In brief this property comprises of an entrance hall, a cloakroom W/C, a living room, a kitchen/dining room, three bedrooms, a bathroom and an external rear garden.

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ENTRANCE HALL

The property is entered through a leaded double glazed composite front door which opens to a timber laminate flooring, a radiator, stairs rising to the first floor accommodation door opening to the cloakroom WC and glazed door opening to the living room.

CLOAKROOM WC

Installed with a white WC with a tiled floor and a radiator.



LIVING ROOM

15'3" x 11'2"

With timber flooring, windows to the front elevation, a radiator below the stairs and a glazed door opening to the kitchen/dining room.



KITCHEN/DINING ROOM

13'9" x 14'6"

Fitted with white wall base and drawer units with a light wood grain effect. The work surfaces houses a stainless steel single drainer sink unit with a mixer tap and tiled splashback. There is space for

a cooker with an extractor hood above. Other features of the kitchen include plumbing for a washing machine, radiator, a window facing the rear elevation and a UPVC double glazed door open that opens to the rear garden.

FIRST FLOOR LANDING

With a banister and spindle balustrades, a window to the side elevation, access to the loft and doors opening to all three bedrooms into the bathroom.



BEDROOM ONE

12'8" x 14'5" max

Two windows that face the front elevation with a built in storage cupboard, a radiator, a range of fitted wardrobes, drawers and luggage cupboards.



BEDROOM TWO

10'1" x 8'5"

With a window to the rear elevation, a radiator below and fitted wardrobes with luggage cupboards above.



BEDROOM THREE

8'3" x 5'8"

Featuring a window that faces the rear elevation with a radiator below, fitted drawers and a luggage cabinet and shelving



BATHROOM

8'4" x 5'7"

Installed with a four piece white suite comprising of a panel bath with a waterfall mixer tap, a dual flush low level WC and a separate shower enclosure with an electric shower. The flooring is ceramically tiled with the walls partially tiled.



EXTERNALLY

The property is approached over ample gravelled off road parking leading to a paved pathway which continues to the front door. There is also gated side access leads to the side garden.

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly. All viewings are strictly by appointment with Town and Country Estate Agents Wrexham on 01978 291345.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Wrexham branch and a member of the team will assist you further.

SERVICES TO PROPERTY

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

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	