

Town & Country

Estate & Letting Agents

Coed Aben,

£115,000



A good sized and well presented two bedroom terraced property situated within close proximity to Wrexham town. The property comprises; entrance, lounge, kitchen/diner on the ground floor, with two bedrooms and shower room on the first floor. Externally are lawned gardens to front and rear. An ideal investment or first time buy - viewing highly recommended!

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

TEL: 01978 291345

Entrance

Wood glazed door to front into:



Lounge

15'10" x 11'3"

Gas fire and surround. Dado rail. Coved ceiling. Laminate flooring. Double glazed window to front. Radiator.



Kitchen/Diner

15'10" x 11'1"

Fitted with a range of wall, base and drawer units with complementary work surfaces. Stainless steel sink unit and drainer with mixer tap. Integrated oven, gas hob and extractor hood over. Localised wall tiling. Tiled flooring. Double glazed window to rear x2. Wood glazed door to rear.



Landing

Loft access. Airing cupboard. Doors to:



Bedroom One

14'0" x 11'3"

Built-in wardrobes. Wooden floorboards. Double glazed window to front x2.



Bedroom Two

11'3" x 9'8"

Wooden floorboards. Double glazed window to rear.



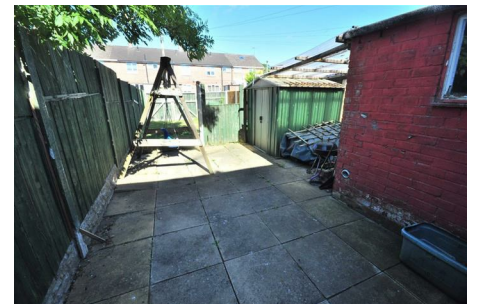
Shower Room

Low level W/C. Pedestal wash hand basin. Corner shower. Localised wall tiling. Heated towel rail. Inset spotlights. Double glazed window to rear.



Outside

Externally there is a lawn garden to the front elevation, whilst the rear garden combines an outbuilding, which has power and lighting, as well as a further lawn section and a low maintenance area leading off the kitchen. There is also vehicle access to the rear elevation.



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.

Tenure: Freehold

Council Tax: B £1,019.00

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.

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	