

Town & Country

Estate & Letting Agents

Barnfield, Wrexham

£162,450



situated within a quiet cul-de-sac of properties within close proximity to the centre of Wrexham, this four bedroom property benefits from gas central heating and UPVC double glazing. In brief the property comprises of an entrance hall, living room, kitchen, dining room, a bathroom, four bedrooms and a rear garden.

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ENTRANCE HALL

11 feet times 5'6"

The property is entered through a UPVC double glazed front door opening to a timber laminate flooring and stairs rising to the first floor accommodation.



THE DINING ROOM

10'9"×9 feet

The dining room features timber laminate flooring, a gas fire, windows that face the rear elevation and a radiator.



BATHROOM

5'5"×5'5"

The bathroom is installed with a bath that contains an electric shower. There is also a low level W/C, a radiator, partially tiled walls and recessed downlights

LIVING ROOM

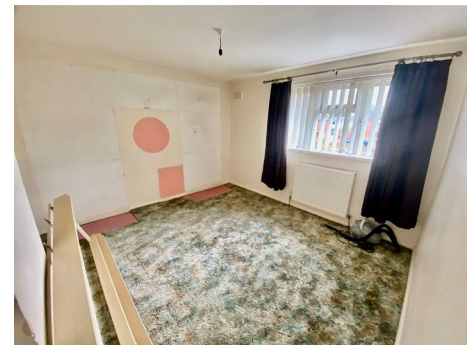
14'5"×11

The living room features a window that faces the front elevation, a radiator and a gas fire.



REAR GARDEN

The rear garden is enclosed by a combination of timber fence panels and brick walling. There is an outside water supply with three outbuildings with one containing a W/C



BEDROOM ONE

14 feet times 9 feet

This room features an airing cupboard, a window that faces the rear elevation and a radiator.

KITCHEN

9'4"×8'9"

The kitchen is fitted with light woodgrain wall base drawer units with stainless steel handles. Other features of the kitchen include space and plumbing for a washing machine, a radiator, a window facing the rear elevation and a UPVC double glazed back door opening to the rear garden.

FIRST FLOOR LANDING

The first floor landing features access to the loft and doors that open to the bathroom and to the four bedrooms.



BEDROOM TWO

10'5"×11'5"

This room features a window that faces the front elevation and a radiator.



BEDROOM THREE

8feet times 9 feet

This room features a window that faces the rear elevation.



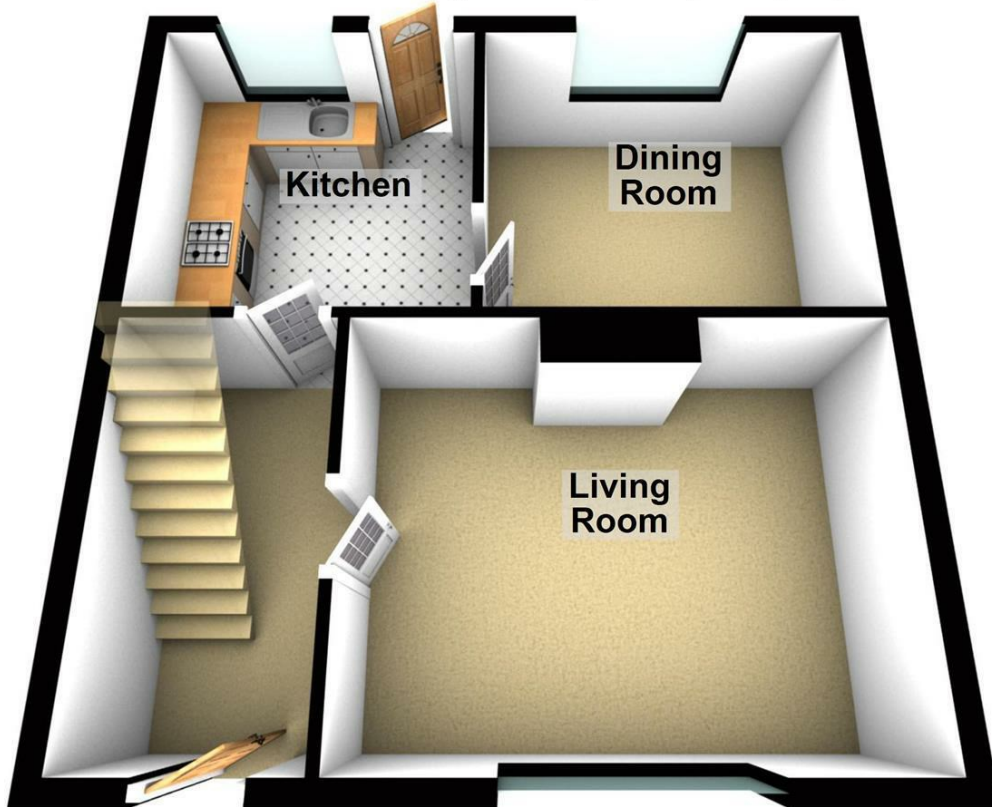
BEDROOM FOUR

8 feet times 8'5"

This room features a window that faces the front elevation and a radiator.

Ground Floor

Approx. 40.8 sq. metres (438.8 sq. feet)



Total area: approx. 88.7 sq. metres (954.3 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 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	