

# Town & Country

Estate & Letting Agents

Kingstown, Wrexham

Offers In Excess Of  
£149,950



Located in this popular suburb of Wrexham within a cul-de-sac position is the three bedroom property with no onward chain, property benefits from central heating along with UPVC double glazing and internal accommodation comprising an entrance hall, living room, dining room, kitchen and first floor landing with access to 3 bedrooms and a bathroom externally the property has predominantly laid to lawn garden to front and rear gardens.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345

## Externally front

The properties is located within a quiet cul-de-sac and approached through an iron gate of a concrete pathway which runs through a laid lawn garden.

## Entrance hall

The property is entered through UPVC double glaze front door opening to an entrance hall with stairs off rising to the first floor accommodation and doors off to the living room and dining room.



## Kitchen

12'9 x 8'1

Fitted with light oak style wall base and drawer units with work surface space housing one and a half bowl resin sink unit with mixer tap and tiled splashback space, plumbing for a dryer to window spacing the rear elevation a radiator, and stairs storage cupboard and UPVC double glazed back door.

## First floor landing

Having a banister with spindle balustrade, a radiator, window to the rear, a built-in cupboard housing the gas combination boiler and doors off to all three bedrooms and the bathroom.



## Bedroom two

10'7 x 7

Window to the front elevation radiator built in wardrobe.



## Living Room

15'1 x 10'5

Double glazed window front elevation with the radiator below and timber laminate flooring



## Bedroom three

7'6 x 7'6

Window to the rear elevation radiator.



## Dining room

10' x 9'4

Window facing the front elevation with the radiator below, timber laminate flooring and a glazed door to the kitchen.



## Bedroom one

11'8 x 9'6

window to the front, radiator and the built-in wardrobe.



## Bathroom

6'9 x 5'9

Installed with the panel bath of electric dual head shower above with the protective screen, a flush WC pedestal wash basin radiator, partly tiled with an opaque window facing the rear elevation.



### Rear garden

lawn area and enclosed by timber fence panels with rear gated pedestrian access and light and water supply.

### 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

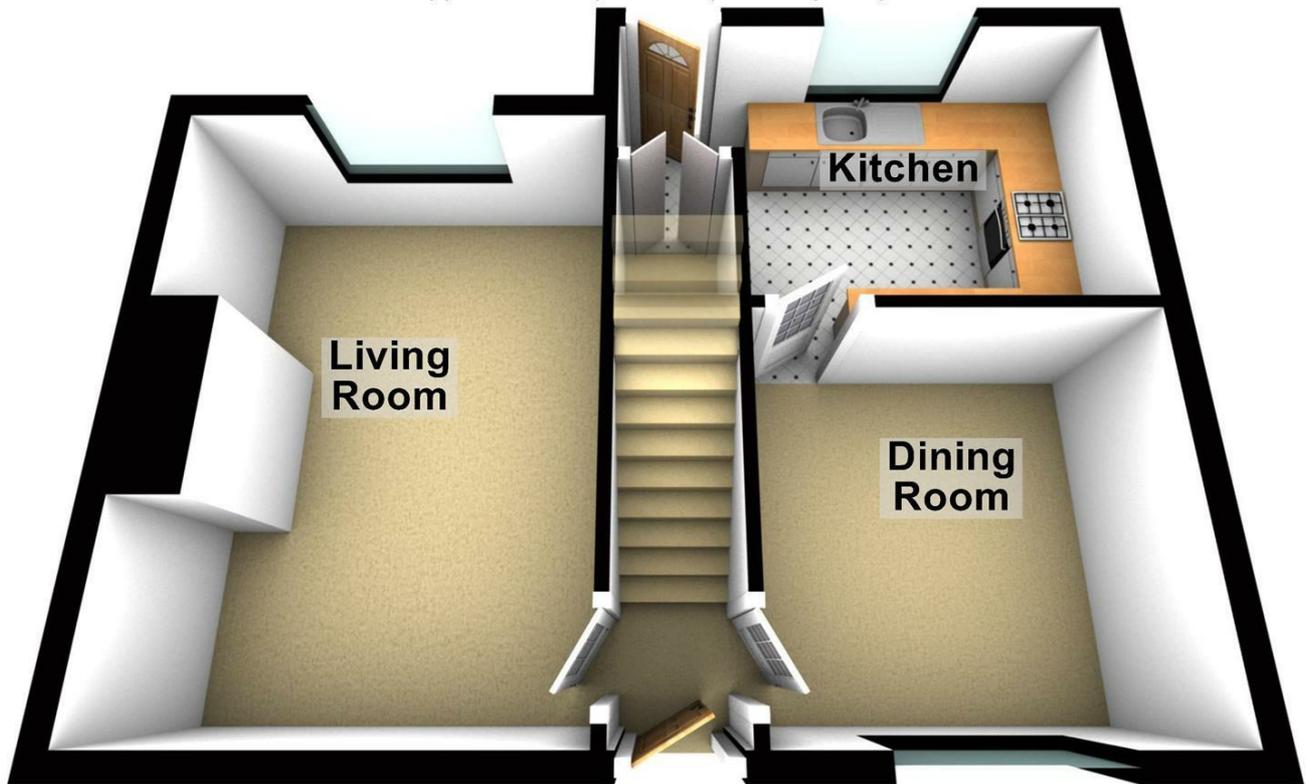
YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

### 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.

## Ground Floor

Approx. 38.4 sq. metres (413.1 sq. feet)



Total area: approx. 77.6 sq. metres (835.0 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) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	