

# Town & Country

Estate & Letting Agents

Wats Dyke Way, Wrexham

£250,000



Situated on this tree lined street, ideally located for easy access to Wrexham, local motorway networks, shops, schools and host of other day-to-day facilities. This three bedroom semi detached property sits on a generous sized plot and is in need of a degree of modernisation being predominantly UPVC double glazed with gas central heating. The internal accommodation comprises a porch entrance hall, a double aspect living/dining room, kitchen and a rear hall with a cloakroom WC off whilst the first floor landing offers access to two double bedrooms, a single bedroom and a three piece bathroom suite. Externally to the front of the property is a low maintenance garden with driveway leading to a detached garage and into the rear garden, which is predominantly lawn and shrub with paved patio areas.

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## Externally Front

Double gates open to a driveway which leads along the side of the property to a detached garage and alongside a gravel paved and shrub front garden.

## Entrance Porch

Timber frame single glazed porch with a glazed door opening to the entrance hall.

## Hallway

13'6 x 5'8

With a UPVC double glazed window to the side elevation, radiator, stairs off rising to the first floor accommodation and doors off opening to the living/dining room and to the kitchen.



## Living Room/ Dining Room

25'9 x 11'5

Double aspect room with UPVC double glazed windows to front and rear elevations with radiators below and an electric fire with marble feature surround.



## Kitchen

19'7 x 7'4 max

The kitchen is fitted with wall, base and drawer units with work surface housing a stainless steel double drainer sink unit with mixer tap and tiled splashbacks, radiator, under stairs storage cupboard two UPVC double glazed windows to the side elevation, an airing cupboard and floor standing boiler and glazed door opening to the rear hall.



## Rear Hall

UPVC double glazed back door and door opening to the cloakroom WC.

## Cloakroom WC

WC Partially tiled with an opaque UPVC double glazed window facing the rear elevation.

## First Floor Landing

UPVC double glazed window to the side elevation, over stairs cupboard, access to the loft and doors off leading to all three bedrooms and the family bathroom.



## Bedroom One

12'7 x 10'

With fitted double wardrobes and luggage cupboards above, a UPVC double glazed window facing the front elevation with a radiator below.



## Bedroom Two

10'5 x 10'

A built in cupboard, two fitted wardrobes with a luggage cupboard canopy, a UPVC double glazed window facing the rear elevation with a radiator below.



### Bedroom Three

7'3 x 6'7

Furnished with fitted wardrobes and a dressing table, UPVC double glazed window facing the front elevation with radiator below.



### Rear Garden

The garden is of a generous size with a paved patio area lawn garden with shrub borders paved pathway, timber shed and side light.



### Bathroom

Installed with the three piece suite comprising a panel bath with mixer tap and shower extension along with a protective screen, low level WC, pedestal wash hand basin, radiator, fully tiled walls and two opaque UPVC double glazed windows facing the rear elevation.



### Garage

A detached garage with double timber doors, power and light, single glazed timber frame windows to rear and side elevations and side access door.

### 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 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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	