

# Town & Country

Estate & Letting Agents

Thornleigh, Wrexham

£199,950



Situated with an a quiet cul-de-sac with a lovely rural outlook over farmland, this spacious and light two bedroom semi detached property enjoys the benefits of UPVC double glazing along with gas central heating and comprises an entrance hall, living room, kitchen/dining room and a first floor landing offering access to the bathroom and to two bedrooms the larger of which has ensuite facilities. Externally to the front of the property is a golden gravel and shrub garden with timber gated site access leading to a rear garden which itself is predominantly laid lawn with a paved patio area and shrubbed borders. This property is available with no onward chain.

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## Externally Front

The front of the property is a low maintenance, golden gravel, and shrub garden with off-road parking, a timber gate opening to the side of the property and a canopy and light above the front door.

## Entrance Hall

With a radiator, stairs off rising to the first floor accommodation and a door opening to the living room.



## Living Room

15'8 x 10'6

With a window facing the front elevation with radiator below. Central coal effect gas fire set within a marble with ornate surround. An under stairs storage cupboard off and door opening to the kitchen/dining room.



## Kitchen/ Breakfast Room

13'9 x 7'3

Fitted with wall, base and drawer units with worksurface space housing a stainless steel single drainer sink unit with tiled splashback. Integrated appliances include stainless steel oven, hob and extractor hood, there is space and plumbing for a washing machine, space for a tall fridge freezer, a radiator, ceramic tile floor and a patio door opening to the rear garden.



## First Floor Landing

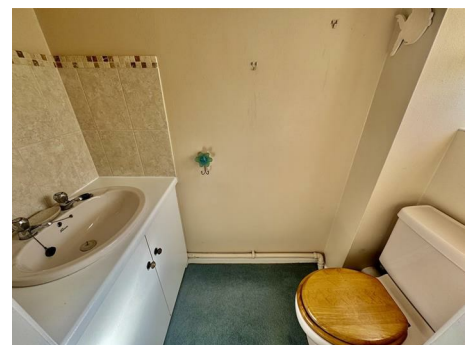
With access to the loft and doors opening to both bedrooms and bathroom



## Bedroom One

10'8 x 10'6

With a window to the front elevation framing those rural views a radiator below, airing cupboard and door opening to the ensuite



## En Suite WC

Installed with a low-level WC along with the vanity unit and wash hand basin, tiled splashback and opaque window facing the front elevation.



## Bedroom Two

14' x 7'5

Two windows faced the rear elevation and there is a radiator



## Bathroom

7'6 x 5'

Installed with a white suite comprising a P shaped panel bath with electric shower and curved protective screen above, dual flush low level WC, wash hand basin, fully tiled walls with a radiator, opaque window to the side elevation and an extractor fan.



## Rear Garden

With timber side access leading past timber shed along a paved pathway to a rear garden with paved patio area, lawn garden with shrubbed borders enclosed by timber fence panels and having an external 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.

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	