

Town & Country

Estate & Letting Agents

Maes Meillion, Minera, Wrexham

£175,000



Boasting beautiful views toward the hills, this three-bedroom semi-detached property benefits from oil central heating and double glazing. Situated on a fan-shaped plot with a generous frontage, the internal accommodation includes a spacious and welcoming entrance hall, a modern fitted kitchen, and a dual-aspect living room featuring a log burner. Upstairs, the landing provides access to all three bedrooms and the family bathroom. To the front of the property is a lawned garden, golden gravel off-road parking, and gated side access leading to the rear garden.

The rear garden features a gravel patio area, a lawn, and several outbuildings. This property is offered for sale with no onward chain.

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

TEL: 01978 291345



EXTERNALLY

The property is situated on a fan-shaped plot with a wide frontage, predominantly laid to lawn, featuring a paved pathway and golden gravel off-road parking. Side access leads to the rear garden, which includes a gravel seating area, a lawned section, and two brick-built outbuildings. The first measures 7'5" x 4'5", and the second, which houses the oil boiler, measures 4'5" x 2'9". There is also outdoor lighting and a water supply.



ENTRANCE HALL

10'7" x 9'6"

The property is entered through a composite double-glazed front door, opening into an entrance hall with a radiator and an opaque window to the side elevation. A door leads to the living room, and an open passageway continues through to the kitchen.



KITCHEN

10'4" x 9'7"

The kitchen is fitted with modern grey wall, base, and drawer units complemented by stainless steel handles. Ample work surface space houses a stainless steel single drainer sink unit with a mixer tap. There is space for a cooker with a stainless steel extractor hood above, as well as space and plumbing for a washing machine. A radiator is fitted beneath windows facing both the rear and side elevations. An opaque UPVC double-glazed back door provides access to the garden.



LIVING ROOM

14'9" x 11'8"

This dual-aspect room features windows to both the front and rear elevations, each with a radiator below. Additional features include an under-stairs storage cupboard, new carpeting, and a fireplace housing a cast-iron log burner.

FIRST FLOOR LANDING

With new carpeting throughout, the landing offers access to the loft, a built-in storage cupboard, and doors leading to all three bedrooms and the bathroom.



BEDROOM ONE

11'0" x 9'8"

This front-facing room includes new carpeting, an ornamental cast-iron fireplace, a radiator, and a window framing views of the surrounding hills.



BEDROOM TWO

10'5" x 7'7"

Also featuring new carpeting, this bedroom includes a window to the rear elevation with a radiator beneath.



BEDROOM THREE

9'10" x 8'9"

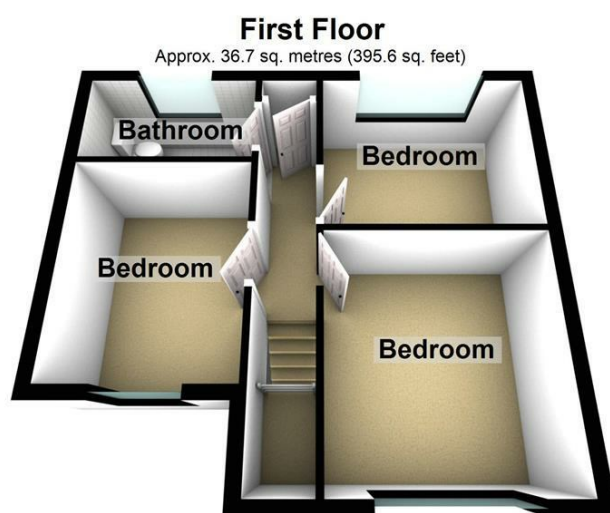
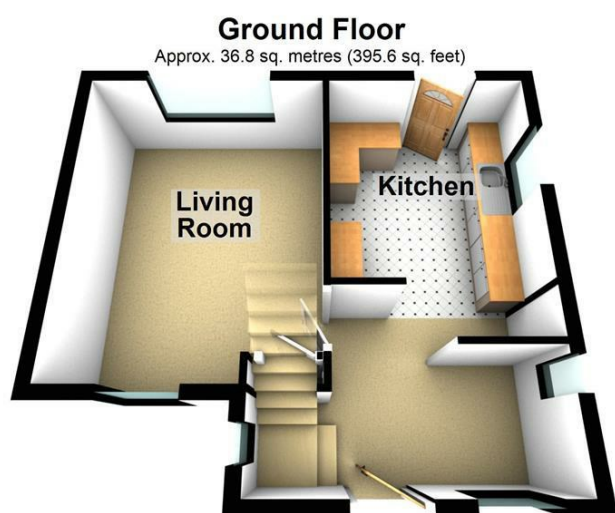
With new carpeting, a radiator, and a window to the front elevation offering views of the hills.



BATHROOM

9'1" x 4'2"

Fitted with a modern, wide three-piece suite comprising a panelled bath with a handheld shower attachment, protective screen, and wall panelling, a dual-flush low-level WC, and a vanity unit with a washbasin and mixer tap. Additional features include a chrome heated towel rail, a rear-facing window, and a ceiling-mounted extractor fan.



Total area: approx. 73.5 sq. metres (791.1 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC