



4 Trefynant Park, Wrexham, LL14 3SR

£165,000

Available with NO ONWARD CHAIN a 3 bedroom semi-detached house with garage and off road parking, in a popular village location. The property is in need of some refurbishment but would be great for first time buyers and investors. The property comprises of an Entrance Hallway, Living Room, Dining Room, Kitchen and Bathroom to the ground floor and 3 bedrooms and a WC to the first floor. Externally there is a driveway leading to a single garage to the front and a spacious garden in need of some maintenance to the rear. Viewing is essential to appreciate all this property has to offer. Call Olivegrove on 01978 750234 to arrange a viewing.

Entrance Hallway

Tiled floor, Radiator, light fitting, Stairs Rising and Doors off to:

Living Room 21'7" x 11'0" (6.58 x 3.36m)



Wood effect flooring, UPVC double glazed window to front and glazed door with glazed panels either side to rear. Radiator, Coal effect fire and 2 x light fittings.

Kitchen 8'9" x 13'10" (2.67 x 4.23m)



Tiled floor and splash back, range of base wall and drawer units with complimentary worktop over. Stainless steel sink, space for appliances, range style cooker & wall mounted boiler (untested). UPVC double glazed window to side elevation, Radiator and spotlights.

Dining Room 13'2" x 10'9" (4.02 x 3.29m)



UPVC double glazed window to side elevation and sliding doors to rear. Radiator & spotlights.

Rear Porch / Utility

Tiled floor, access to garage personal door.

Family Bathroom 5'4" x 7'9" (1.64 x 2.37m)



Tiled floor & Part tiled walls, Close coupled W.C, Pedestal basin and P shaped bath with mains powered shower over. UPVC double glazed window to side elevation, Light fitting and Radiator.

Stairs / Landing

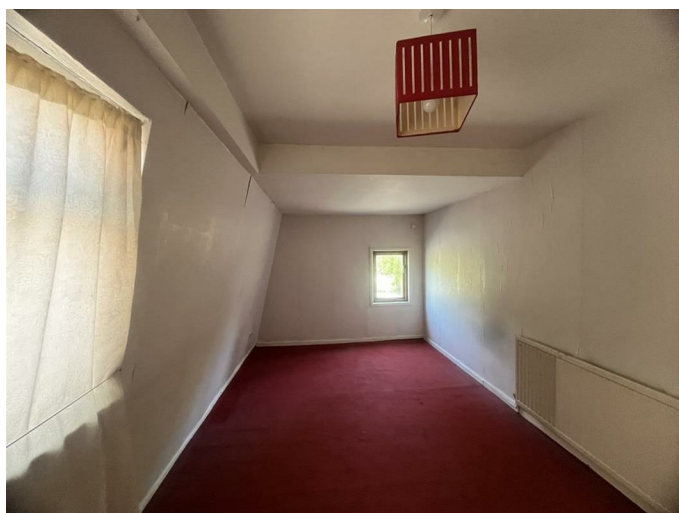
Built in cupboard, Access to attic (loft ladder), Doors off to:

Bedroom 1 11'7" x 10'11" (3.55 x 3.34m)



UPVC double glazed window to the rear elevation, carpet, radiator, light fitting and built in wardrobes.

Bedroom 2 15'11" x 7'11" (4.87 x 2.42)



UPVC double glazed windows to the rear and side elevations, carpet, radiator and light fitting.

Bedroom 3 9'8" x 11'0" (2.95 x 3.37m)



UPVC double glazed window to the front elevation, carpet, radiator, light fitting and built in wardrobe frame.

W.C.



Close coupled WC, wall mounted basin, light fitting, Vinyl floor and part tiled walls.

Externally

Front

Driveway leading to garage.

Rear

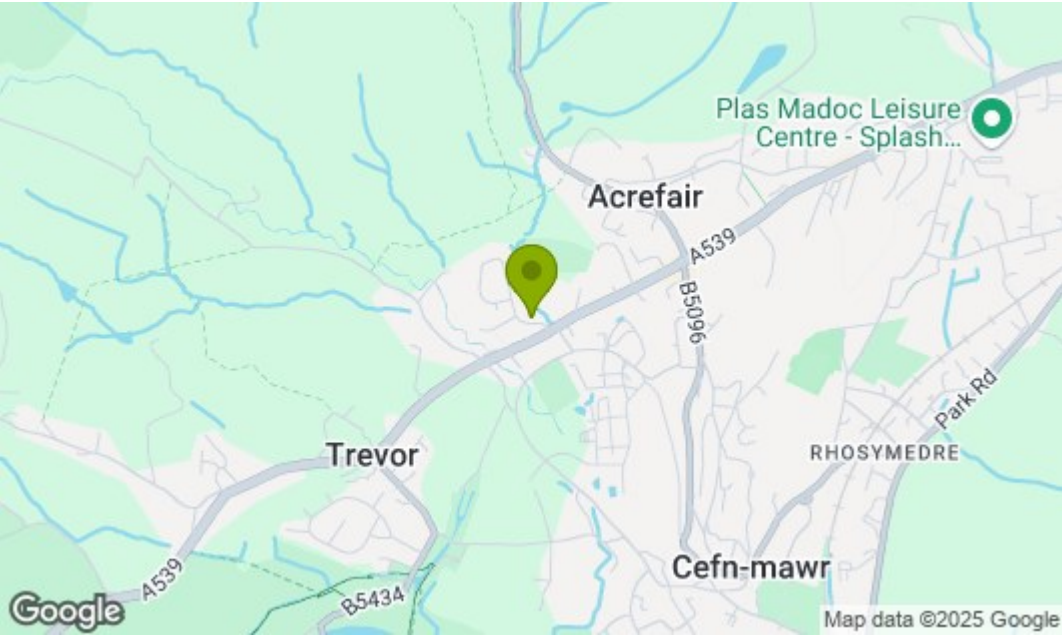


A generous sized rear garden in need of maintenance as overgrown. Bounded by fencing.

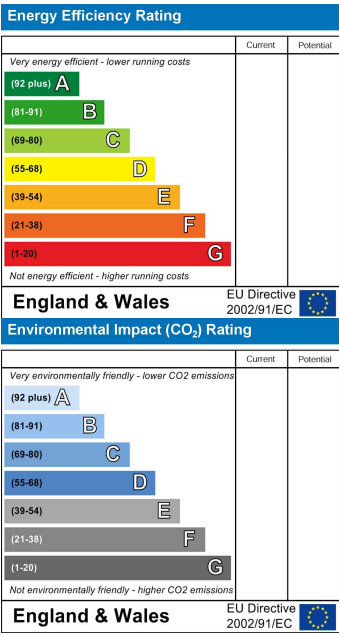


Floor Plan

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.