

Town & Country

Estate & Letting Agents

Villiers Street, Wrexham

£130,000



Ideally located with easy access to Wrexham town centre, local amenities, and motorways, this two-bedroom terrace offers gas central heating and UPVC double glazing. It comprises an entrance hall, lounge, dining room, kitchen, two bedrooms, and a bathroom, and is offered with no onward chain.

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DESCRIPTION

Ideally located with easy access to Wrexham town centre, local amenities, and nearby motorway networks, this two-bedroom terrace property benefits from gas central heating and UPVC double glazing. In brief, it comprises an entrance hall, lounge, dining room, kitchen, first-floor landing, two bedrooms, and a three-piece bathroom suite. The property is offered with no onward chain.



LOCATION

The property is situated on Villiers Street, conveniently positioned within walking distance of Wrexham city centre. The area offers a wide range of local amenities including shops, supermarkets, schools, and leisure facilities. There is excellent access to local bus routes and Wrexham General and Central railway stations, together with good road links to the A483 providing connections to Chester, Oswestry and the wider motorway network.

ENTRANCE HALL

The property is accessed via a UPVC double-glazed front door, opening into an entrance hall featuring wood-effect laminate flooring and a radiator. From the hall, doors lead to the lounge and dining room.



LOUNGE

11'2 x 9'2

The lounge features an ornamental exposed brick fireplace, a radiator, and a window overlooking the front elevation.



DINING ROOM

12 x 12

From the dining room, stairs with spindle balustrades rise to the first floor. A window at the rear elevation provides natural light, and a door leads through to the kitchen.



KITCHEN

8'6 x 6

The kitchen is fitted with white wall and base units, complemented by work

surfaces housing a stainless steel single drainer sink with tile splashback. There is a built-in stainless steel oven, hob, and extractor hood. Windows face both the rear and side elevations, and an opaque UPVC double-glazed door opens onto the rear courtyard.

FIRST FLOOR LANDING

The spindle balustrades continue onto the first-floor landing, which provides access to two bedrooms and the bathroom.



BEDROOM ONE

11'5 x 11'10

This bedroom features wood-effect laminate flooring, a fitted cupboard, a radiator, and a window to the front elevation.



BEDROOM TWO

12'2 x 7

The second bedroom includes an airing cupboard with fitted shelving, a radiator, and timber laminate flooring beneath a window overlooking the rear.



BATHROOM

9 x 6'1

The bathroom comprises a three-piece white suite, including a panel bath with electric shower and protective screen, a dual-flush WC, and a pedestal wash hand basin. Walls are partially tiled, and a radiator is installed beneath an opaque window to the rear.



EXTERNALLY

The enclosed rear courtyard features an external light and an open pathway leading to a shared passageway, with a predominantly lawned garden beyond.



Services

The agents have not tested any of the appliances listed in the particulars.

Freehold

Council Tax Band - B (£1706 Per Year)

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

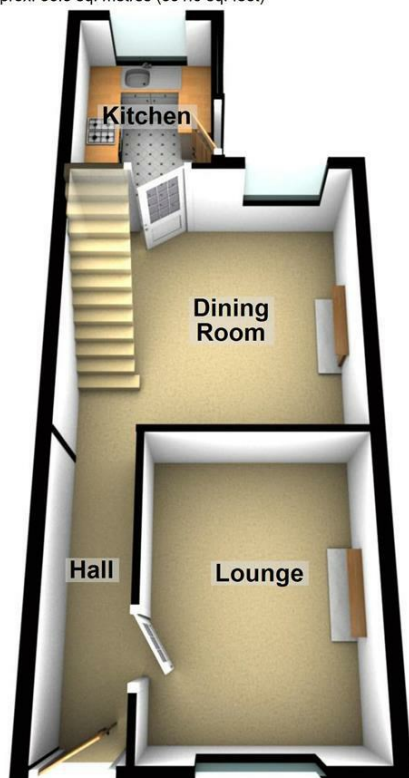
If you would like to make an offer, please contact a member of our team who will assist you further.

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.

Ground Floor
Approx. 36.3 sq. metres (391.0 sq. feet)



First Floor
Approx. 36.3 sq. metres (391.0 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
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC