19

Wrexham | | LL13 9LX

£180,000

MONOPOLY®
BUY ■ SELL ■ RENT

19

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Located in the sought-after location of Mile Barn Road, Wrexham, this charming Two-bedroom end mews house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests.
The Two bedrooms offer comfortable living spaces, ideal for a small family or as guest rooms. The bathroom is conveniently located, ensuring ease of access for all residents. With gas central heating throughout, you can enjoy a warm and inviting atmosphere during the colder months.

One of the standout features of this property is the detached garage, providing ample storage or the potential for a workshop. The large gardens to the front, side, and rear of the house offer a wonderful outdoor space for gardening, play, or simply enjoying the fresh air.

Additionally, adding to the convenience of this lovely home, this end terrace house combines practicality with a desirable location, making it a fantastic choice for those seeking a peaceful yet accessible living environment. Don't miss the chance to make this delightful property your own.

- TWO BEDROOM
- END MEWS STYLE HOUSE
- SOUGHT AFTER LOCATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- DETACHED GARAGE
- LARGE CORNER PLOT
- Off ROAD PARKING

ACCOMMODATION TO GROUND FLOOR
The property is accessed via a UPVC Double glazed and frosted front door, which gives access to the entrance hall.

ENTRANCE HALLWAY
With staircase rising off to the first floor accommodation, radiator and door giving access to the lounge.

LOUNGE
With UPVC Double glazed window to the front, radiator, Adam style fire surround with electric fire inset, TV point, understairs cupboard and door to kitchen.

KITCHEN/ DINER
Comprising of a fitted kitchen with wall and base cupboards, complementary worktop surfaces incorporating stainless steel sink unit with mixer tap, space for cooker, extractor hood,
space for fridge/ freezer, space for washing machine, UPVC Double glazed window and frosted door to the rear, understairs cupboard, part tiled walls, radiator.

FIRST FLOOR LANDING AREA
Access to the loft space, with pull down ladder, doors off to the bedrooms and bathroom.

BEDROOM ONE
With UPVC Double glazed window to the front, with radiator beneath, built in cupboard, built in wardrobes with storage over bed, carpeted flooring.

BEDROOM TWO
With UPVC Double glazed window to the rear with radiator beneath, carpeted flooring, built in wardrobes.

FAMILY BATHROOM
Comprising of Panel enclosed bath with shower over , low level w.c. pedestal wash hand basin, UPVC Double glazed and frosted window to the rear, radiator, airing cupboard, part tiled walls.

GARAGE
Detached garage to the rear of the property, with electric door, and UPVC Double glazed side entrance door.

OUTSIDE TO THE FRONT
Pathway to the front, leading to the entrance door. The garden extends to the front and left hand side and is laid to lawn. There is gated access which leads to the rear garden.
There is also panel enclosed feature fencing to the boundaries.

OUTSIDE TO THE REAR
Gated access from the rear, by the garage which leads to the enclosed rear garden, which is laid to lawn. There is also a garden shed and panel enclosed fencing to the boundaries.

IMPORTANT ADVICE
MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the

Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

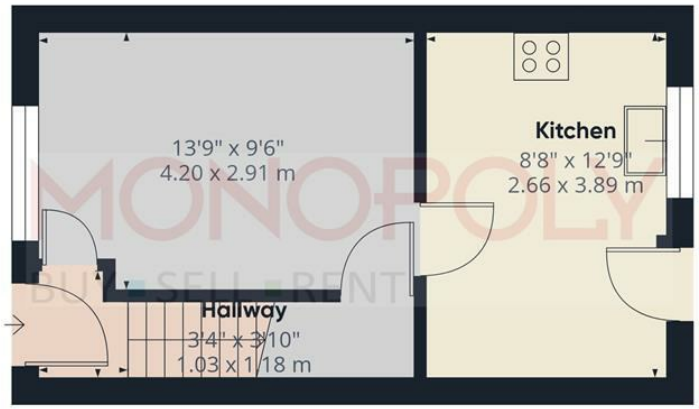
MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

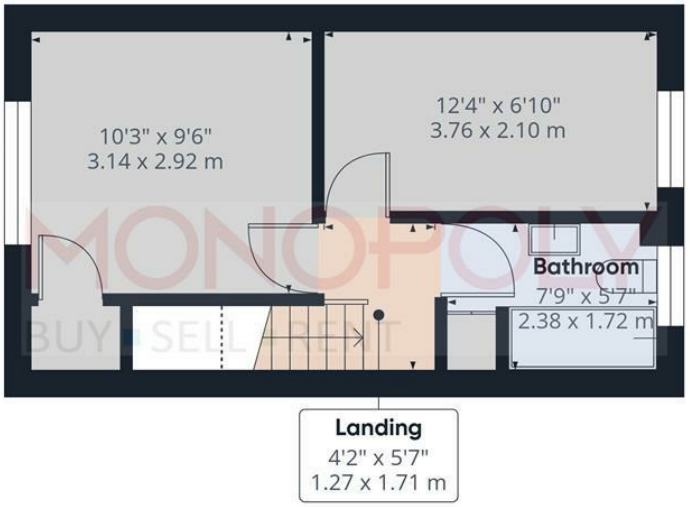
Please remember that you should not borrow more than you can safely afford.
Your home maybe repossessed if you do not keep up repayments on your mortgage.

ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.



Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

Approximate total area(1)

705 ft²

65.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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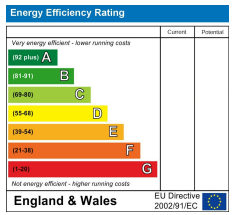

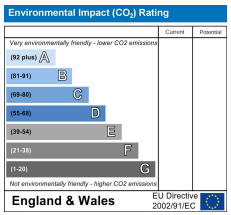

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