



5

| Wrexham | | LL13 7NH

£115,0

# 5

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Charming Two-Bedroom Home in the Heart of Wrexham.

This beautifully presented two-bedroom terraced house is located on Bellevue Road, right in the heart of Wrexham. Ideally positioned within easy walking distance of local shops, transport links, and Maelor Hospital, it also enjoys proximity to Bellevue Park—just a few steps away—for peaceful walks and relaxation in a tranquil, green setting.

Upon entering, you're greeted by a bright and spacious open-plan lounge and dining area—perfect for relaxing evenings or entertaining guests. This leads seamlessly into a generously sized kitchen, ideal for home cooks and gatherings alike. From the kitchen, step out into a low-maintenance courtyard — a practical outdoor space ideal for airing laundry.

Upstairs, the home offers two bedrooms, including a comfortable double master bedroom and a versatile guest room that could also function as a home office or nursery. The spacious bathroom is paired with additional hallway storage.

The property benefits from double-glazed windows and gas central heating throughout, providing warmth and energy efficiency year-round.

This home offers not just comfort, but an opportunity to become part of Wrexham's welcoming and vibrant community. Whether you're a first-time buyer, a downsizer, or an investor, this is a superb chance to own a charming and well-located property.

Don't miss your opportunity—schedule a viewing today and discover everything this delightful home has to offer.

- TWO BEDROOM
- TERRACED HOUSE
- GAS CENTRAL HEATING
- TOWN CENTRE LOCATION
- NO CHAIN
- IDEAL FOR INVESTORS OR FIRST TIME BUYERS
- VIEWING RECOMMENDED
- FREEHOLD





## ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed door, which leads into the Lounge.

### LOUNGE/ DINER

21'4" x 11'0" (6.51m x 3.36m)

With UPVC Double glazed window to the front with double panel radiator beneath, Adam style fire surround with ornate fireplace set on a tiled hearth.

### DINING AREA

With UPVC Double glazed window to the rear with radiator beneath, staircase rising off to the first floor accommodation, door to kitchen.

### KITCHEN

12'5" x 8'9" (3.80m x 2.67m)

Good sized kitchen comprising of a range of wall and base cupboards with complementary worktop surfaces, space for cooker, inset stainless steel sink unit with mixer tap, wall mounted gas central heating boiler, splashback tiling, space for fridge/freezer, two UPVC Double glazed windows to the rear, UPVC Double glazed and frosted door to the rear,

### FIRST FLOOR LANDING

With access to the loft space, UPVC Double glazed window to the side, airing/ storage cupboard, doors off to the bedrooms and bathroom.

### BEDROOM ONE

11'7" x 9'6" (3.54m x 2.90m)

UPVC Double glazed window to the front, single panel radiator.

### BEDROOM TWO

11'4" x 5'10" (3.46m x 1.80m)

UPVC Double glazed window to the rear, radiator.

### BATHROOM

8'9" x 8'1" (2.69m x 2.47m)

Panel enclosed bath with shower over, low level w.c., pedestal wash hand basin, single panel radiator, UPVC Double glazed and frosted window to the rear.

### OUTSIDE

Courtyard garden to the rear.

## IMPORTANT INFORMATION

### 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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

### MORTGAGES

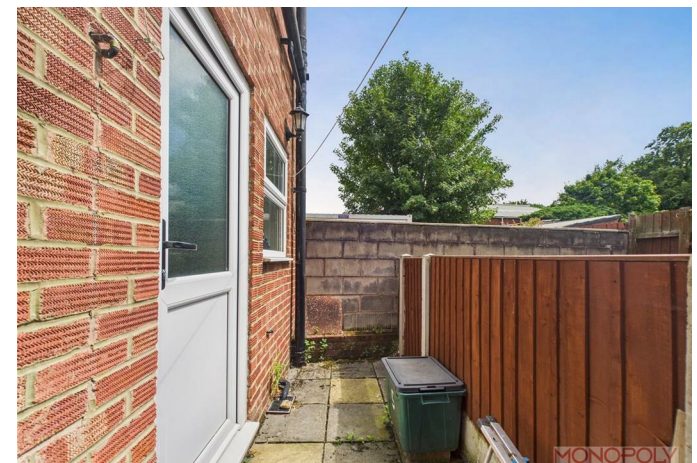
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.

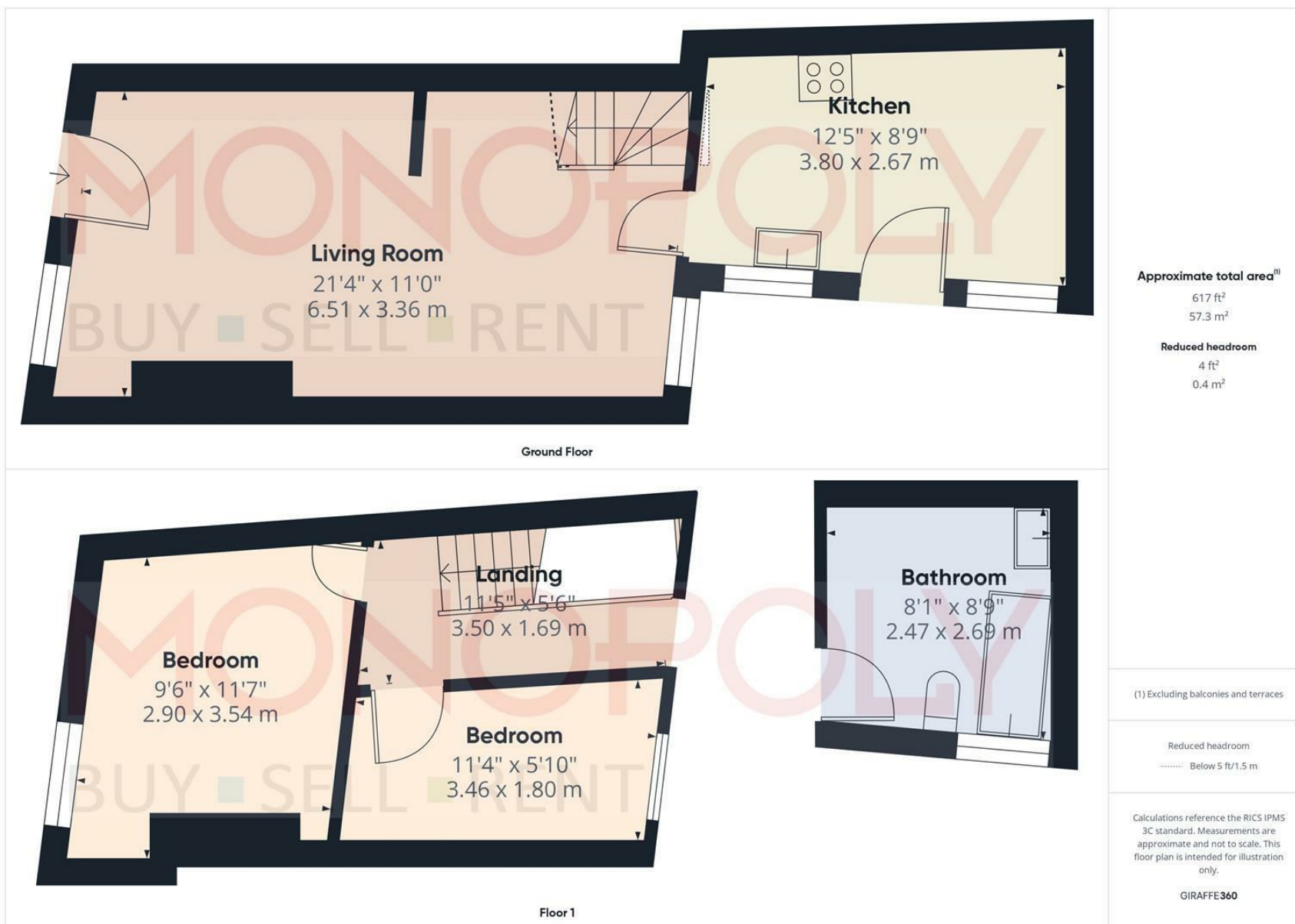
Your home maybe reposessed if you do not keep up repayments on your mortgage

### ADDITIONAL INFORMATION

Please see Material information for buyers in Web Link.





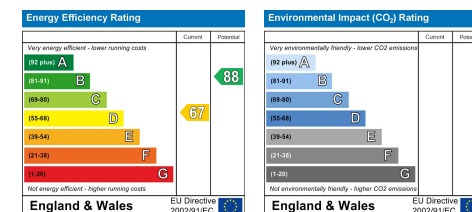


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