



4 Menai Road, Wrexham, LL13 9LB

Price £150,000

A spacious 3 bedroom double fronted mid terrace house having the benefit of a private drive and good sized rear garden conveniently located on the outskirts of the city centre yet having a range of amenities nearby. The accommodation briefly comprises a canopy porch, entrance hall with stairs to 1st floor, dual aspect lounge, dining room with patio doors leading to the rear garden and a fitted kitchen. The 1st floor landing connects the 3 well proportioned bedrooms, 2 of which are doubles, and a bathroom. Gas fired central heating via a combi boiler and Upvc double glazing. To the outside, a private drive is alongside the lawned front garden whilst the rear garden enjoys a good degree of privacy with a sunny aspect and includes a patio area with pergola above, brick store shed, lawn and further garden area beyond. NO CHAIN. Energy Rating - D (58)

LOCATION

Located approximately 1 ½ miles from the city centre with both primary and secondary schools within easy reach as well as shops, doctors, pharmacy, public house etc. There are excellent road links to the Industrial Estate and A483 by pass linking Wrexham and Chester. A bus service operates locally.

DIRECTIONS

Proceed from Wrexham City Centre along Holt Road for approximately 1 mile. At the roundabout, take the 4th exit onto Cefn Road and continue for approximately ¼ of a mile and take the right turn into Arenig Road. At the t junction, turn right and right again onto Menai Way and the property will be observed on the right.

ON THE GROUND FLOOR

Canopy porch with part glazed door opening to:

HALLWAY

With turned staircase rising to first floor landing, radiator and upvc double glazed window.

LOUNGE 16'0" x 10'9" (4.9m x 3.3m)

Enjoying a dual aspect with upvc double glazed windows to front and rear, radiator, wood effect laminate flooring, picture rail, gas fire (not tested) within chimney breast with hearth below. Open aspect to:

DINING ROOM 10'9" x 9'2" (3.3m x 2.8m)

Wood effect laminate flooring, two upvc double glazed windows, radiator, double glazed sliding patio doors and part glazed door opening to:

KITCHEN 16'4" max x 8'6" (5m max x 2.6m)

Appointed with a range of base and wall cupboards with work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, four ring gas hob with oven/grill below and extractor/filter fan above, plumbing for washing machine, part tiled walls, tiled flooring, radiator, pantry style cupboard and part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, upvc double glazed window to front and ceiling hatch to roof space.

BEDROOM ONE 15'1" x 9'2" (4.6m x 2.8m)

A good sized double bedroom with upvc double glazed window overlooking the rear garden, radiator, picture rail, wood effect laminate flooring and built-in storage cupboard housing the gas combination boiler.

BEDROOM TWO 13'9" x 8'10" (4.2m x 2.7m)

Another double bedroom with upvc double glazed window to rear, wood effect laminate flooring and built-in storage cupboard.

BEDROOM THREE 9'10" x 6'10" (3m x 2.1m)

Upvc double glazed window to front, radiator and wood effect laminate flooring.

BATHROOM 6'10" x 6'2" (2.1m x 1.9m)

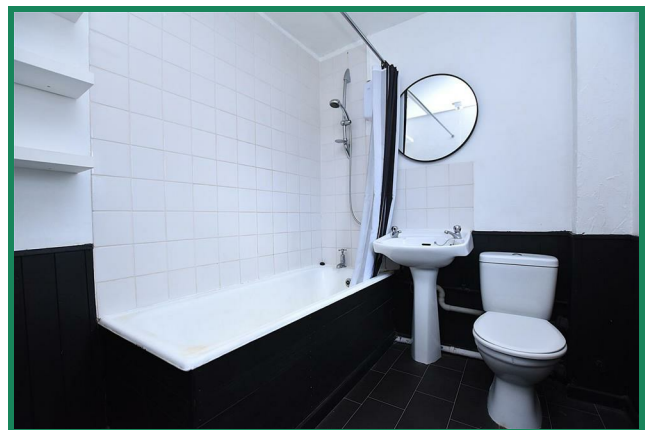
Appointed with a pedestal wash basin, low flush w.c, bath with electric shower over, part tiled walls, upvc double glazed window, radiator, tiled flooring and extractor fan.

OUTSIDE

To the front of the property is a private driveway providing parking for two cars alongside a mainly lawned front garden with timber fencing to boundary. To the rear is a good sized garden which provides outdoor entertaining space for both children and adults and includes a patio area with pergola above, brick built store, lawned area and path that continues to a further garden area which enjoys a good degree of privacy.

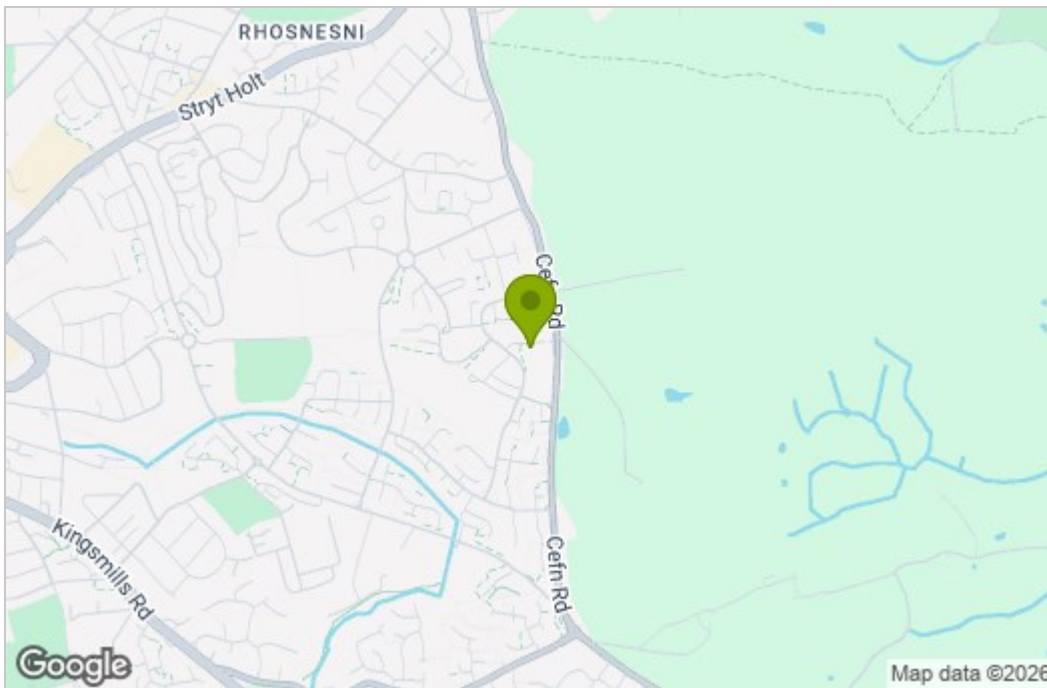
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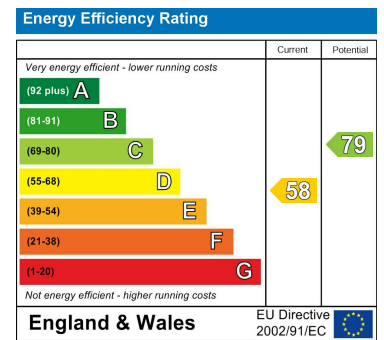




Area Map



Energy Efficiency Graph



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