

Town & Country

Estate & Letting Agents

Smithy Lane, Wrexham

£180,000



This three-bedroom semi-detached property is situated in a residential area of Wrexham and offers accommodation across two floors, including a living room, kitchen/dining room, bathroom, and separate WC. The property benefits from front and rear gardens, with the rear enjoying a south-facing aspect. Requiring modernisation throughout, the property provides an opportunity for improvement and updating.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345



DESCRIPTION

A three-bedroom semi-detached property located in a popular residential area of Wrexham, offering convenient access to local amenities, the city centre, and nearby road networks. The accommodation comprises an entrance hall, living room, kitchen/dining room, and rear hallway to the ground floor, with three bedrooms, a bathroom, and a separate WC to the first floor. Externally, the property benefits from front and rear gardens, with the rear enjoying a south-facing aspect. The property requires modernisation and presents an opportunity for improvement.

LOCATION

Smithy Lane is situated within a residential area of Wrexham, providing access to a range of local amenities including shops, schools, and everyday services. The area offers road links to Wrexham city centre and surrounding regions, along with access to nearby transport routes for commuting. The location is primarily residential in nature, with a mix of similar housing nearby.

ENTRANCE HALL

The property is entered through an opaque UPVC double-glazed front door, which opens into the entrance hall. Stairs rise to the first-floor accommodation, with doors leading to the living room and kitchen/dining room.



LIVING ROOM

18'2" x 10'9"

A double-aspect room with windows facing the front and rear elevations. There is a radiator and a living flame gas fire with an Adam-style surround. A door opens into the rear hallway.



KITCHEN/DINING ROOM

18'2" x 8'3"

Another double-aspect room with windows to the front and rear elevations. The room features ceramic tiled flooring throughout and a radiator. Although in need of replacement, the kitchen is currently fitted with wood grain-effect wall, base, and drawer units with stainless steel handles. There is a stainless steel single-drainer sink unit with mixer tap and tiled splashback, along with a built-in oven, hob, and extractor hood. There is also space and plumbing for a washing machine.

REAR HALL

With ceramic tiled flooring continued from the kitchen, under-stairs coat hanging space, and a single-glazed opaque rear door.

FIRST FLOOR LANDING

With a window facing the rear elevation and a radiator below. Doors open to the bathroom, separate WC, and all three bedrooms.



BEDROOM ONE

14'2" x 8'9" (max)

Having an over-stairs built-in cupboard, a window to the front elevation, and a radiator below.



BEDROOM TWO

12'4" x 8'3"

With a built-in cupboard housing the gas Worcester combination boiler, a window to the front elevation, and a radiator.



BEDROOM THREE

8'2" x 7'10"

With a radiator and a window facing the rear elevation.



BATHROOM

5'2" x 5'4" (max)

Fitted with a white panelled bath with an electric shower above, a wall-mounted wash basin, partially tiled walls, a heated towel rail, and an opaque window to the rear.



SEPERATE W/C

4'5" x 2'4"

With ceramic tiled flooring, tiled walls, an opaque window to the rear elevation, and fitted with a low-level WC.



EXTERNALLY

To the front of the property is a lawned and shrubbed garden with a pathway leading to the front door, alongside an external courtesy light. The pathway continues around the left-hand side of the property to the rear garden. The rear garden enjoys a sunny south-facing orientation, with a concrete patio area and two steps leading up to a predominantly lawned garden with a paved pathway. There is also a brick-built outbuilding, an external light, and a water supply.



Mortgage Advice (Wrexham)

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.

Services (Wrexham)

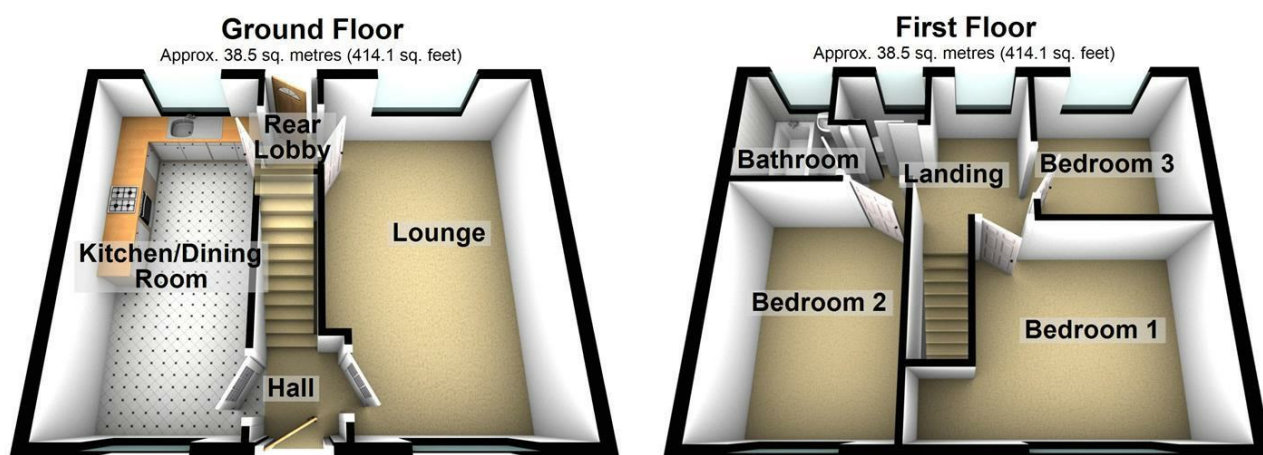
The agents have not tested any of the appliances listed in the particulars.

To Make an Offer (Wrexham)

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

Viewings (Wrexham)

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	72
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.