



Mile Barn Road | | Wrexham | LL13 9JY

Offers in the region of £180,000



ROSE RESIDENTIAL

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This beautifully presented two bedroom end-terrace property occupies an exceptional corner plot in a popular and convenient residential location. The home offers bright and well-proportioned accommodation comprising spacious lounge, modern kitchen, two generous bedrooms, and a stylish family bathroom. Externally, the property truly stands out with extensive gardens to the front, side, and rear, providing an abundance of outdoor space, together with the added benefit of off-road parking.

Entrance & Hallway

The property is entered via a front facing UPVC door which opens into the entrance hallway. From here, a staircase rises to the first floor, while a door to the right provides access to the lounge.

Lounge

9'10" x 14'4" (3.00m x 4.37m)

A light and attractive reception room featuring a front facing UPVC double glazed window, allowing plenty of natural light to fill the space. The room also benefits from fitted carpet, a radiator, and a door leading through to the kitchen





Kitchen

13'0" x 8'4" (3.97m x 2.55m)

Fitted with an extensive range of modern wall and base units, complemented by generous work surfaces incorporating a stainless steel sink with mixer tap. Integrated appliances include a built-in electric oven and a four-ring gas hob with stainless steel splashback and extractor hood above. There is further space for a fridge/freezer, together with plumbing for a washing machine and tumble dryer. A rear facing UPVC double glazed window enjoys pleasant views over the garden, while a UPVC double glazed door provides direct access outside. The room also benefits from a radiator, a cupboard housing the wall-mounted gas-fired central heating boiler, and a large understairs storage cupboard.

Stairs & Landing

A staircase rises from the hallway to the first floor landing, which provides access to both bedrooms and the family bathroom.

Bedroom One

9'10" x 9'11" (3.02m x 3.03m)

A well presented bedroom featuring a front facing UPVC double glazed window, radiator, fitted carpet and a built-in wardrobe with hanging rail. The room also benefits from deep display recesses with inset spotlights.

Bedroom Two

12'11" x 7'0" (3.95m x 2.14m)

A well proportioned single bedroom featuring a rear facing UPVC double glazed window enjoying views over the rear garden. The room also benefits from access to the loft space, radiator and fitted carpet.

Bathroom

Fitted with a white suite comprising a panelled bath with shower over, low-level WC, and pedestal wash hand basin. The room also benefits from a rear-facing UPVC double glazed frosted window, a useful storage cupboard with fitted shelving, part-tiled walls, tiled flooring, an extractor fan, and a radiator.



External

Occupying an impressive corner plot, the property boasts exceptional gardens that are a real feature of the home. To the front, a paved pathway leads to the entrance and continues around the side of the property, bordered by neatly lawned gardens and a mature conifer screen providing privacy. Gated access leads through to the extensive side and rear gardens, which offer a generous lawn, and a flagged patio terrace immediately to the rear of the house, ideal for outdoor dining and entertaining. A large timber garden shed provides useful storage, whilst there are two private parking spaces, enclosed by a low brick wall.

Disclaimer

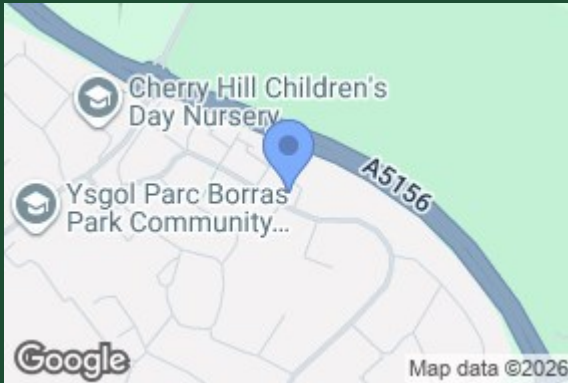
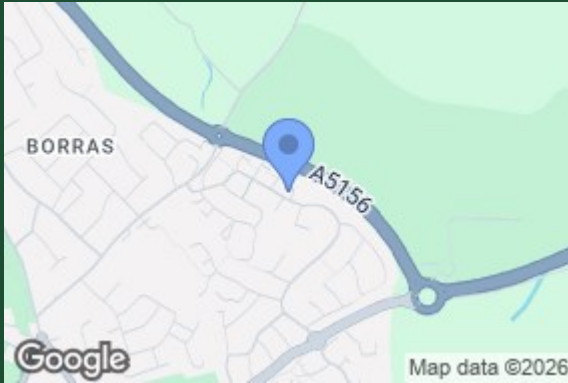
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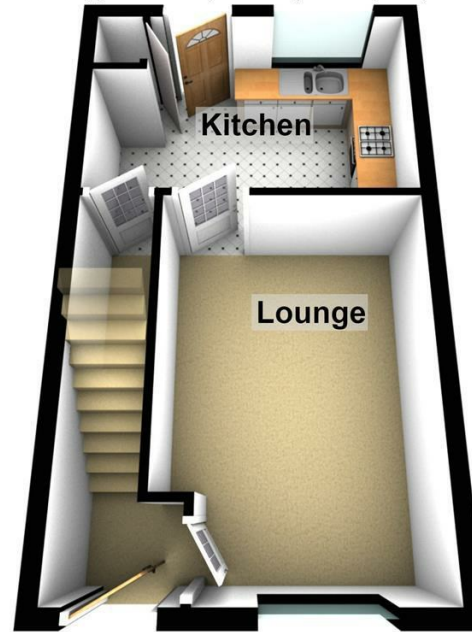
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We are required by law to carry out anti money laundering (AML) checks on all purchasers of property. Whilst we remain responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial checks are undertaken on our behalf by Lifetime Legal. Once your offer has been accepted, Lifetime Legal will contact you to complete the necessary verification. The cost of these checks is £60 (including VAT), which covers the cost of obtaining relevant data, as well as any manual checks and monitoring that may be required. This fee must be paid directly to Lifetime Legal before we can issue a memorandum of sale, and it is non-refundable.



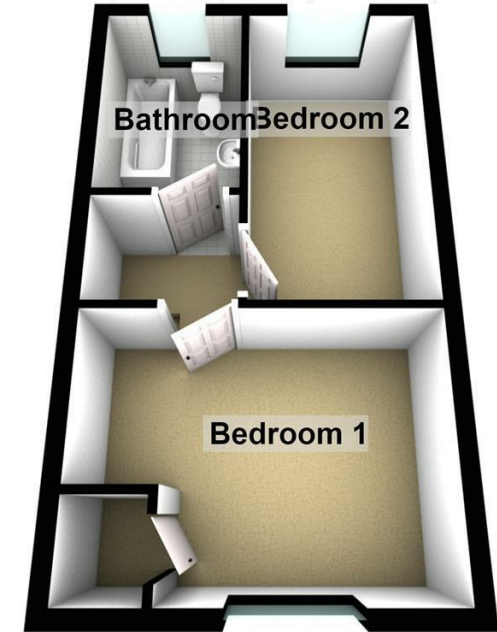
Ground Floor

Approx. 27.9 sq. metres (300.0 sq. feet)



First Floor

Approx. 27.7 sq. metres (297.7 sq. feet)



Total area: approx. 55.5 sq. metres (597.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Wrexham

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