

Town & Country

Estate & Letting Agents

Salop Road, Wrexham

£119,950



Ideally located within walking distance of Eagles Meadow and Wrexham city centre, this property offers gas central heating and UPVC double glazing throughout. The accommodation comprises an entrance hall, dining room open to the living room, fitted kitchen with integrated appliances, two bedrooms, and a spacious bathroom. Externally, there is a paved and gravel forecourt to the front and an enclosed rear courtyard with pedestrian access.

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DESCRIPTION

Ideally located for convenient access to Eagles Meadow and Wrexham city centre, the property benefits from a wide range of local amenities within walking distance. The home offers gas central heating and UPVC double glazing throughout, with well-proportioned internal accommodation comprising an entrance hall, dining room with open access to the living room, and a fitted kitchen with integrated appliances. To the first floor are two bedrooms and a spacious family bathroom. Externally, the property features a paved and gravel forecourt to the front, while to the rear is an enclosed courtyard with pedestrian access.



LOCATION

Situated in a convenient residential area of Wrexham, the property is within easy walking distance of Eagles Meadow and the city centre. A wide range of shops, supermarkets, cafes, and transport links are all close at hand, making this an ideal location for day-to-day living.

ENTRANCE HALL

Accessed through an opaque composite double-glazed front door, opening into the entrance hall with radiator and staircase rising to the first floor. A door leads into the dining room.



DINING ROOM

11'2 x 10'8

Featuring a window to the rear elevation, radiator, and under-stairs storage cupboard. A door leads to the kitchen, with a wide open archway through to the living room.



LIVING ROOM

11'2 x 10'8

With a window to the front elevation, radiator beneath, and a wall-mounted gas fire.



KITCHEN

11'2 x 5'8

Fitted with a range of light woodgrain-effect wall, base and drawer units, complemented by stainless steel

handles and work surfaces incorporating a one-and-a-half bowl stainless steel sink with mixer tap and partially tiled walls. Integrated appliances include a stainless steel oven, gas hob with extractor hood over, and fridge/freezer. There is space and plumbing for a washing machine, along with a wall-mounted gas boiler. A window faces the side elevation, and an opaque double-glazed composite door opens to the rear courtyard.

FIRST FLOOR LANDING

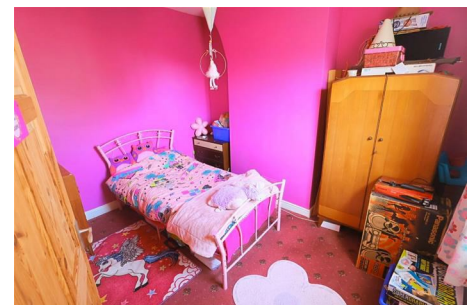
With loft access hatch and doors leading to both bedrooms and the bathroom.



BEDROOM ONE

13'8 x 10'10

A generous double bedroom with two windows to the front elevation and radiator.



BEDROOM TWO

10'8 x 8'6

With a window to the rear elevation.



BATHROOM

10'8 x 5'8

A spacious bathroom fitted with a white three-piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, and dual flush low-level WC. Partially tiled walls, radiator, extractor fan, and opaque window to the side elevation.



EXTERNALLY

The property is approached via a paved and gravel forecourt, enclosed by iron railings, with a concrete pathway leading to the front entrance. Enclosed courtyard with pedestrian rear access, a former outside WC, and a timber shed with power and lighting.

Services

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

Freehold

Council Tax Band - B (£1706 Per Year)

Viewings

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

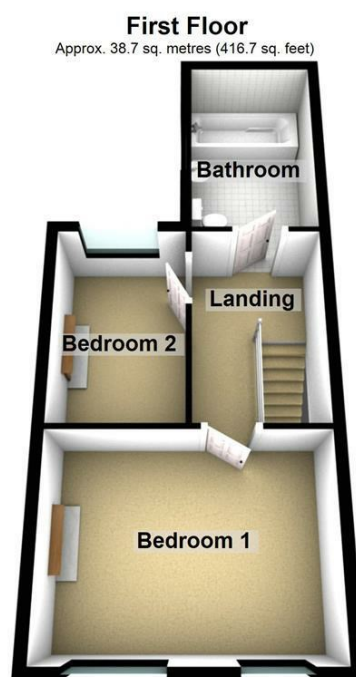
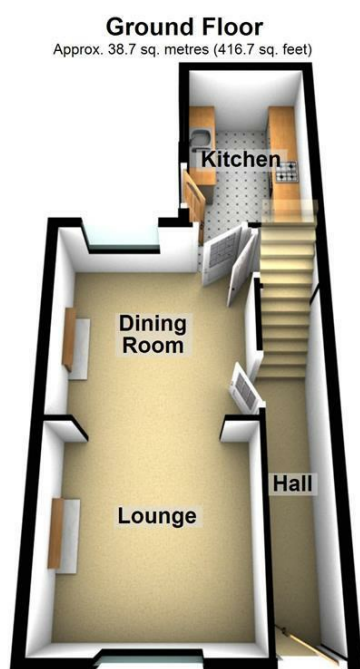
To Make an Offer

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

Mortgage Advice

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.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC