



For Sale

£169,950



- Character End Terrace Home
- Tucked Away Convenient Location
- Fitted Modern Style Kitchen
- Fitted White Bathroom Suite to First F
- Allocated Parking Space

- Electric Heating
- Deceptively Spacious
- Ideal First Time Purchase/Buy to Let
- NO ONWARD CHAIN INVOLVED
- VIEWING HIGHLY RECOMMENDED

Yr Werddon
Wrexham, LL13 7LT

Property Description

Forming part of this iconic grade II listed building stands this most attractive two double bedroom end terraced home which has been refurbished throughout offering the full benefits of new carpets, fitted kitchen with a range of eye level and base fitted units incorporating built in oven and hob, separate lounge, fitted white bathroom suite to the first floor. The property offers no onward chain and would be an ideal purchase for a first-time buyer or landlord looking to acquire an additional buy to let property. The garden extends to two sides and offers a great deal of privacy and there is secure allocated parking. NO ONWARD CHAIN INVOLVED.



Location

This secure development is centrally located in the City of Wrexham which hosts a large selection of shops, restaurants, shopping retail parks, pubs and wine bars, leisure facilities, schooling for both primary and secondary education but is also very accessible to all the major road networks for the busy commuter.



NOTES:- Service charge is minimal at approximately £50 a month, building insurance is £50 a month.



Entrance Hall

Timber partly glazed stable door leading into the Entrance hall with stairs leading to the first-floor accommodation.

Lounge: 16.90' x 9.97' (5.15m x 3.04m)

Dual aspect double glazed windows to the front and rear elevations, electric storage heater, television aerial point.

Kitchen/breakfast Area: 16.93' x 12.24' (5.16m x 3.73m)

Measured into recess. Fitted modern style kitchen comprising of a range of eye level and base fitted units with complimentary worktops incorporating stainless steel drainer sink unit with lever swan neck style tap, built in oven and hob with extractor hood above, plumbing for washing machine, part tiled to walls, vinyl floor covering, under stairs storage cupboard housing hot water cylinder, part glazed timber door leading to the rear garden, double glazed windows to the side and front elevations.

Landing

Access to loft.

Bedroom 1: 16.90' x 11.68' (5.15m x 3.56m)

Measured into recess. Double glazed window to the front elevation, electric wall heater.

Bedroom 2: 10.60' x 9.61' (3.23m x 2.93m)

Measured into recess. Double glazed window to the front elevation, electric wall heater, television aerial point.

Bathroom

Fitted white bathroom suite comprising of panelled bath with fitted shower over with shower screen, pedestal wash hand basin with tiled splash back, low level w.c, vinyl floor covering, double glazed window to the side elevation.

Externally

The building stands within communal garden areas with stone flagged pathways and raised borders with secure allocated parking. The property has a decorative slate section to the front with pathway leading to the front entrance and to the rear in the agent's opinion offers a good size plot with a great deal of privacy extending to two sides.

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Thinking of Selling

Ashton & Grosvenor are an independent family owned Estate and Lettings agent. If you are considering selling and would like to know the value of your property we offer a FREE no obligation market appraisal. We can also assist with mortgages and investment advice on buy to let properties. For free impartial advice or to book a market appraisal please call us on 01244318115

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87
69-80	C		
55-68	D	60	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Ashton & Grosvenor give notice to anyone reading these particulars that:
 (i) These particulars do not constitute part of an offer or contract. (ii) These particulars and any pictures or plans represent the opinion of the author, excluding vendor comments, and are given in good faith for guidance only and must not be construed as statement of fact. (iii) Nothing in these particulars shall be deemed a statement that the property is in good condition otherwise. We have not carried out any structural survey of the property and have not tested the services, appliances or specified fittings. (iv) Vendor comments are made directly by the seller and cannot be relied upon as a statement of fact. (v) You are advised to check the availability of a property prior to any viewing. Any expense incurred is the sole