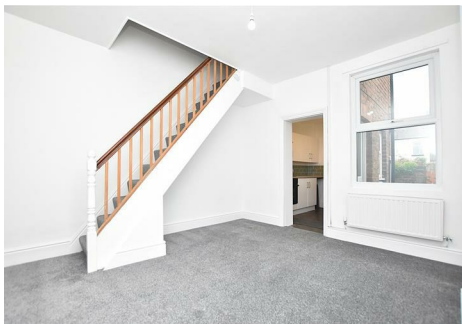


# Wingetts

More than just estate agents



**27 Villiers Street, Wrexham, LL13 7TW**

**Price £138,950**

Presented in excellent condition with some attract features is this 2 bedroom traditional terrace house with sunny aspect rear garden conveniently located on the fringe of the city centre close to a wide range of amenities including public transport, hospital and road links to Chester, Mold and Shropshire. The property has undergone much improvement by the current owners to include damp proof course, upgraded electrics, gas combination boiler, new carpets, new decoration and Upvc double glazing throughout. The accommodation briefly comprises a Upvc double glazed entrance door opening to the hall, 4 panel pine door opens to the dining room, lounge with Upvc double glazed window overlooking the rear courtyard style garden and stairs to 1st floor landing, fitted kitchen with white gloss fronted base and wall cupboards. The galleried first floor landing connects 2 bedrooms both with ornate cast iron fireplaces, and a spacious bathroom appointed with a modern white suite with shower over the bath. Externally, the rear courtyard includes open fronted stores and gated access to a further sunny aspect garden with lawn and flower bed. NO CHAIN. Energy Rating - C (69)

## LOCATION

Villiers Street is located within walking distance of Wrexham City Centre and therefore enjoys easy access to the excellent range of shopping facilities and social amenities on offer. The property is within walking distance of Wrexham Maelor Hospital, University and both the Bus and Train Stations. The City Centre has a range of leisure amenities including Gyms, Cinema and Bowling Alley, together with Restaurants and coffee shops. There are good road links to the A483 by-pass which allows for daily commuting to the major commercial and industrial centres of the region.

## DIRECTIONS

Proceed into Wrexham City Centre along the Mold Road passing Glyndwr University and the Wrexham Football Ground on the left, continue past the entrance to the Train Station and then enter the right hand lane at the traffic lights. As the road bears to the right enter the left hand lane and continue over the bridge and across the next roundabout into Bradley Road. Thereafter take the second right into Villiers Street and the property will be observed on the right.

## ON THE GROUND FLOOR

Upvc part glazed entrance door with top window light opening to:

### HALLWAY

With newly fitted carpet, radiator, mains wired smoke alarm and pitched pine four panel door opening to:

### DINING ROOM 11'1" x 8'10" (3.4m x 2.7m)

Upvc double glazed window to front with radiator below, newly fitted carpet and storage cupboard set within recess housing the consumer unit.

### LOUNGE 12'1" x 12'1" (3.7m x 3.7m)

Upvc double glazed window overlooking the rear courtyard, radiator, newly fitted carpet and staircase rising to first floor landing.

### KITCHEN 8'2" x 5'10" (2.5m x 1.8m)

Appointed with a white fronted range of base and wall cupboards complimented by wood effect work surface areas with tiled surrounds, inset stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, new four ring electric hob with matching oven/grill below and stainless steel extractor hood above, 'Main' gas combination boiler, plumbing for washing machine, space for under counter fridge, extractor fan, vinyl flooring and upvc part glazed external door.

## ON THE FIRST FLOOR

Approached via the staircase from the lounge to:

### LANDING

With gallery over stairwell, mains wired smoke

alarm, newly fitted carpet and four panel pitched pine doors off.

### BEDROOM ONE 12'1" x 11'5" (3.7m x 3.5m)

Upvc double glazed window to front, radiator, newly fitted carpet and ornate cast iron fireplace.

### BEDROOM TWO 12'1" x 7'2" (3.7m x 2.2m)

Upvc double glazed window overlooking the rear garden, radiator, newly fitted carpet, ornate cast iron fireplace and ceiling hatch to roof space.

### BATHROOM 8'6" x 6'2" (2.6m x 1.9m)

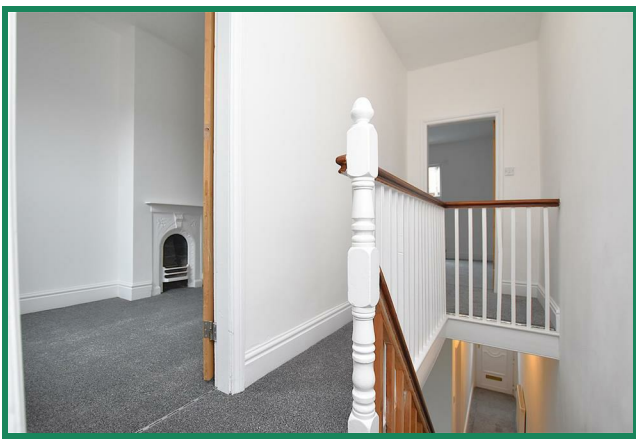
Appointed with a white suite of low flush w.c with dual flush, pedestal wash basin, bath with mixer tap, shower take-off and splash screen, part tiled walls, upvc double glazed window, extractor fan, radiator and vinyl flooring.

## OUTSIDE

The property has the benefit of a sunny aspect rear courtyard style garden with useful open fronted storage area. Gated access to an additional garden which includes a lawned area with flowerbeds beyond and pathway.

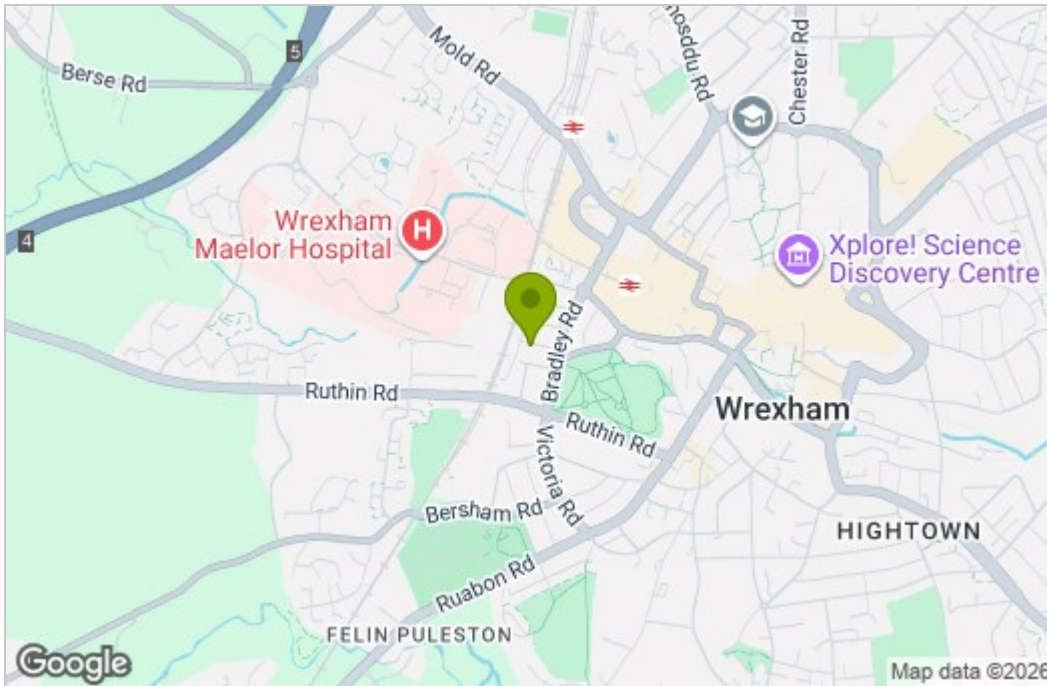
## PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).

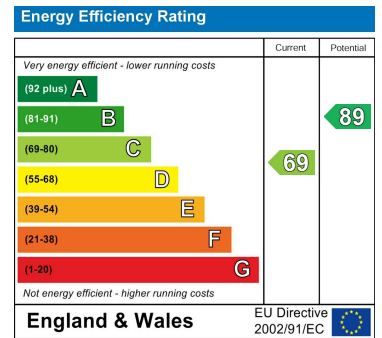




### Area Map



### Energy Efficiency Graph



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.