



Ffordd Maelor, Wrexham,
Asking Price: £210,000

**Beresford
Adams**







****CALLING ALL FAMILIES & FIRST TIME BUYERS****

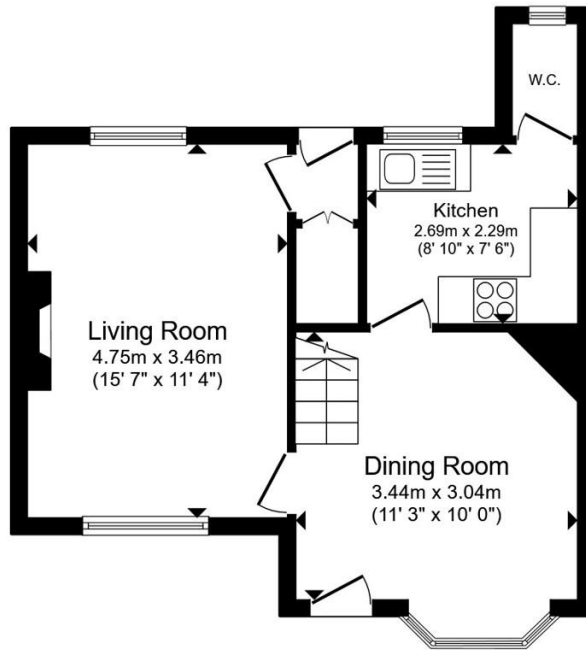
****GREAT LOCATION FOR FAMILIES****

****DETACHED GARAGE****

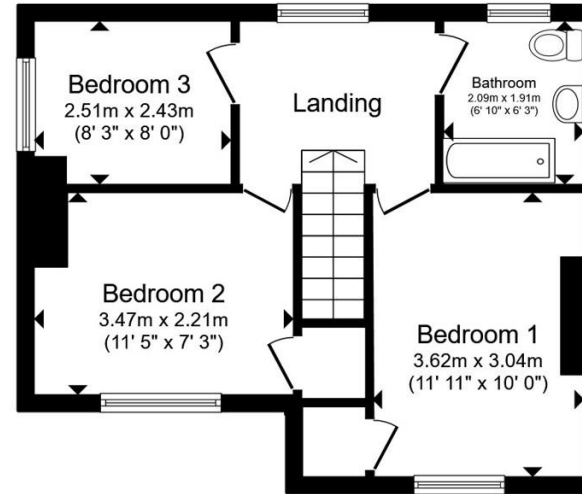
Beresford Adams Welcome you to Ffordd Maelor, this spacious 3 bedroom semi-detached property situated only a short walk into Wrexham town centre where a variety of shops, schools, amenities and transport links can be found. The property benefits from off road parking, detached single garage and 3 well-proportioned bedrooms making it the ideal home for a family.

In-brief the property comprises of an entrance hall leading to the left is a double aspect living room benefiting from ample natural light and an electric fireplace and giving access to the kitchen, to the right a spacious dining room with further access to the kitchen which includes fitted floor & wall based cupboards and ample worktop space and back door leading out to the rear garden. To the first floor the property boasts 2 double sized bedrooms and 1 single bedroom and in addition a family bathroom including a bath, overhead shower, basin & wc.





Ground Floor



First Floor

Total floor area 76.1 m² (819 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **TBC**

Tenure: **TBC**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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Code: WRX_WRX260450_R6PL_8

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