

Plas Gwyn, Wrexham,
Offers Over: £175,000

Beresford Adams













CALLING ALL FIRST TIME BUYERS
** WALKING DISTANCE TO THE CITY CENTER**
**WALK-IN READY FOR A NEW FAMILY **

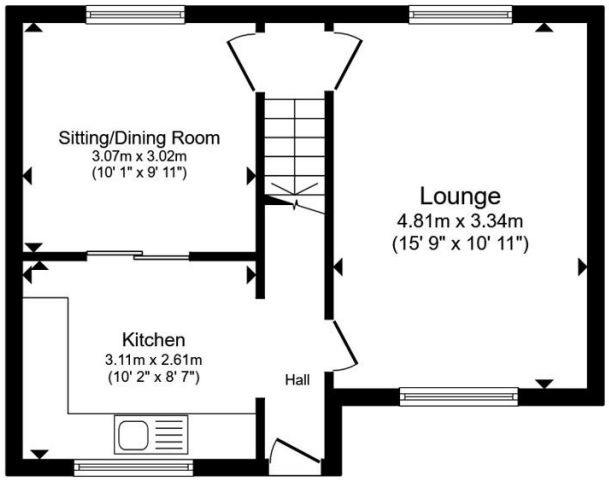
Beresford Adams are delighted to bring to the market this 3 bedroom mid terrace property. This spacious family home offers 2 reception rooms, off road parking and 3 good sized bedrooms. Over recent years has been improved by the current owners with a new boiler, roof improvements and landscaped rear garden.

In brief the accommodation to briefly comprise entrance hallway, double aspect living room with gas fire place, dining room, fitted kitchen with wall & floor based cupboards to the ground floor. To The first floor there are 3 good size double bedrooms and family bathroom. The accommodation is complimented by gas central heating and UPVC double glazing.

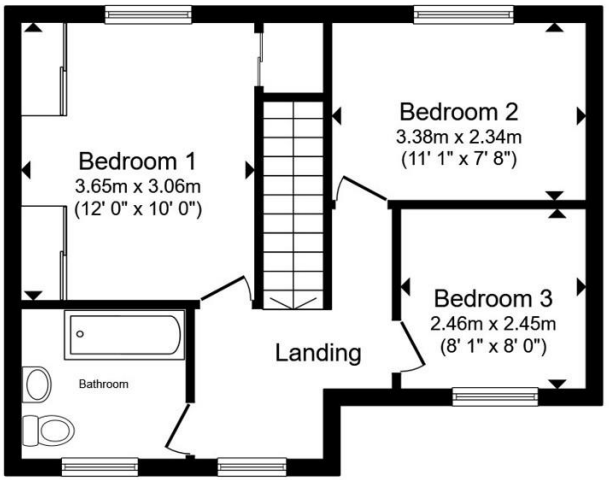
Externally to the front is off road parking for 2 cars and to rear is a private rear garden with a lawn area, patio and barked children's play area and includes 2 garden sheds.







Ground Floor



First Floor

Total floor area 78.6 m² (846 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

Beresford Adams





Council Tax Band: **TBC**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 01978 265467
E: wrexham@beresfordadams.co.uk
53 Hope Street, Wrexham, Wrecsam, LL11 1BE

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.

Beresford Adams is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT number 500 2481 05

Code: WRX_WRX250288_R6PL_8