



Asking Price £127,950

13 Caia Road, Wrexham LL13 8DS

2 Bedrooms

1 Bathroom

13 Caia Road, Wrexham LL13 8DS



General Remarks

NO CHAIN - An effectively modernised two bedroom town house with first floor bathroom in a most convenient location by Eagles Meadow and Mount Street Retail Park on the fringe of the city centre.

This traditional terraced property has a pitched roof extension to the rear and comprises an entrance hall, 24' lounge diner, an L-shaped breakfast kitchen with conventional and Velux windows providing plenty of light, landing, two double bedrooms and a white bathroom with over-bath shower. The house is gas centrally heated from an "Ideal" combi boiler and PVCu double glazed windows are fitted throughout. Outside there is a walled forecourt and rear yard with a garden area beyond.

Location: The property occupies a most convenient location on the fringe of the city centre approximately 100 yards off the inner ring road by the roundabout by Halfords close to Eagles Meadow and the Border Retail Park.

Constructed of brick beneath a slated roof.

Accommodation

On The Ground Floor:

Entrance Hall: 13' 9" x 2' 10" (4.19m x 0.86m)
Approached through a part glazed PVCu entrance door.
Ceramic tiled floor. Radiator.

Through Lounge/Diner: 23' 10" x 9' 10" (7.26m x 2.99m) Part wood laminate floor. Timber panelling to dado level. Open living flame coal-effect gas fire to a marbled and illuminated timber surround to the Dining Area. Coved ceiling.

Breakfast Kitchen: 18' 10" x 11' 3" (5.74m x 3.43m) and 5' 7" (1.70m). The Kitchen Area is fitted with maple-effect laminate-fronted units including a single drainer stainless steel sink unit inset into a total of ten-doored base cabinets with extended work surfaces, beneath which there is plumbing for a washing machine. Separate drawer pack and adjacent cooker space with gas point. Understairs storage cupboard. Radiator. Ceramic tiled floor. Ceramic tiled splash-back. Inset ceiling lighting. PVCu framed double glazed window and Velux double glazed roof-light to the Breakfast Area.

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On The First Floor:

Landing: 12' 0" x 4' 10" (3.65m x 1.47m) Loft access-point.

Bedroom 1: 13' 0" x 11' 3" (3.96m x 3.43m) Radiator. Dado rail.

Bedroom 2: 12' 0" x 7' 10" (3.65m x 2.39m) maximum. Radiator. Louvred-door boiler cupboard accommodating the "Ideal Exclusive" boiler and matching wardrobe to one alcove.

Bathroom: 8' 0" x 6' 8" (2.44m x 2.03m) Fitted three piece white suite comprising a timber panelled bath with a "Triton" electric shower above, close coupled

dual flush w.c. and pedestal wash hand basin with monobloc mixer tap attachment. Part tiled walls. Ladder towel radiator.

Outside: Walled forecourt and concreted rear yard with a fenced garden area beyond.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Ideal Exclusive" gas-fired boiler situated in a cupboard within the Second Bedroom.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 61|D.

Council Tax Band: The property is valued in Band "C".

Directions: For satellite navigation use the post code LL13 8DS. Follow the inner ring road past Tesco and Eagles Meadow to a roundabout at which take the second exit. At the next roundabout at the rear of Eagles Meadow turn left, then left again at the next roundabout by Halfords. The property will be seen after about 100 yards on the left.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.