



TOWN & COUNTRY

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Property Particulars for Approval

CAIA PARK - Hullah Lane

Main Property Features
(Generally Used on Window Cards,
Screen Displays, and Advertising)

- 3/4 Bedroom Semi-Detached
- Gas Central Heating
- Mostly Double Glazed
- Exceptional Sized Plot
- Good Sized Gardens
- Viewing Essential



Property Heading Description - (If Used This Will be Displayed on Property Particulars)

Main Property Description - (Generally Used on Property Particulars & Summary Particulars)

An opportunity to purchase this extended three/four bedroom semi-detached house located just on the outskirts of Wrexham town centre and benefitting from gas central heating and double glazed windows to the majority. The property has been finished to a very high standard throughout and comprises a porch/hall, a lounge, dining room, a fitted kitchen/diner, sitting room, morning room, a downstairs cloakroom and a rear porch. On the first floor there are three good sized bedrooms and a shower room. To the outside the good sized gardens are principally laid to lawn. A driveway at the rear of the property offers ample off road parking space. Most local facilities are close at hand including shops, schools and public transport. This property must be viewed to be appreciated to appreciate the exceptional sized plot and property.

Summary Property Description - (Generally Used in Press Advertising and some Screen Displays)

Everything your estate agent should be and more

Directions

Take the Holt Road out of Wrexham. Follow the road along before turning right onto Hullah Lane.

ACCOMMODATION COMPRISES

PORCH/HALL

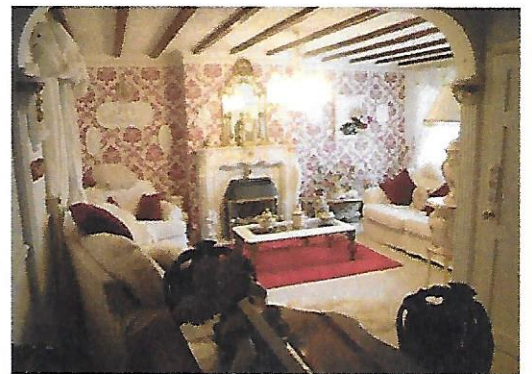
With a double glazed front entrance door, radiator, dado rail, UPVC double glazed window to the front, understairs storage, beamed ceiling, stairs lead up to the first floor accommodation. Doors off:



LOUNGE

4.45m(14'7") x 3.66m(12'0")

This attractive room has a stunning marble fireplace with gas central heating back boiler with an inset gas fire. Beamed ceiling, double glazed window to the front, dado rail, telephone point, radiator, archway through to the dining room.



DINING ROOM

3.84m(12'7") x 2.69m(8'10")

Beamed ceiling, dado rail, radiator, double doors to sitting room.

KITCHEN/DINER

4.04m(13'3") x 3.91m(12'10")

A fitted kitchen with a range of modern base, wall and drawer units, glass display unit with complimentary working surfaces and incorporating a one and a half bowl single drainer sink unit. With a built-in oven and hob with an extractor fan over, integrated dish washer and fridge freezer, built-in washing machine. Part tiled walls to splashback height, tiled flooring, downlights, access to the loft space. Opening through to the sitting room.



SITTING ROOM

5.00m(16'5") x 2.79m(9'2") max

This room has a fireplace with an inset gas fire, double glazed window to the front.



MORNING ROOM/BEDROOM 4

5.28m(17'4") x 4.14m(13'7")

With en-suite facilities. With a double glazed window to the rear, built-in storage cupboard, dado rail, beamed ceiling, part tiled flooring, fully tiled shower cubicle with shower, pedestal wash hand basin, double glazed Velux window to ceiling, low level w.c., central heating boiler, door to rear porch.

REAR PORCH

With tiled flooring, storage cupboard, double glazed door to the rear.

LANDING

Beamed ceiling, access to the loft space, 2 x double glazed windows to the front, radiator, door lead off:

HALLWAY ON STAIRS

With low level w.c., double glazed frosted window to the front, dado rail.

BEDROOM 1

3.81m(12'6") x 3.00m(9'10")

With good sized built-in wardrobes, double glazed window to the rear, radiator.



BEDROOM 2

3.48m(11'5") x 2.06m(6'9") - robes

With fitted wardrobes and overhead units, built-in mirror fronted sliding door wardrobes, radiator, double glazed window to the rear.



BEDROOM 3

3.35m(11'0") x 2.26m(7'5")

3 x double glazed windows to the front, dado rail, radiator.

SHOWER ROOM

Comprising a corner shower cubicle with an electric shower, pedestal wash hand basin with mixer tap over, low level w.c. Part tiled walls, extractor fan, inset ceiling spot lights, double glazed window to the front.



OUTSIDE

The good sized and private front garden is mostly laid to lawn with plants, shrubs and trees to borders and centre pieces. A gate gives access to the rear.

There is an extensive rear garden also lawned with plants and shrubs to borders, a patio area and 2 x timber garden sheds. A stone laid driveway offers ample off road parking space. There is also a portacabin with low level w.c., and power. - could easily be converted to living accommodation.



VIEWING

STRICTLY BY PRIOR APPOINTMENT WITH TOWN & COUNTRY I.E.A. ON WREXHAM 291345.



TO MAKE AN OFFER

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

Once you are interested in buying this property, contact this office to make an appointment to view. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.



SERVICES

The agents have not tested the appliances listed in the particulars.



MORTGAGE ADVICE

Town and Country Property Services can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

HOURS OF BUSINESS

Monday to Friday - 8.30 am - 5.30 pm
Saturday - 9.00 am - 4.00 pm
Sunday - CLOSED