

2 Eddystone Cottages, Aberderfyn Road, Johnstown, LL14 1PB
O.I.R.O £95,000 **MW46385**



DESCRIPTION: Situated in a popular and convenient location is this well presented 2-bedroom mid terraced cottage which has internal accommodation to briefly comprise lounge, fitted kitchen and to the first floor there are 2 bedrooms and shower room. The accommodation is complimented by gas heating and UPVC double glazing and externally there is a yard area to the rear and 2 outhouses. **VIEWING RECOMMENDED. IDEAL FIRST TIME PURCHASE/INVESTMENT PROPERTY. FREEHOLD. COUNCIL TAX BAND B.**

GEORGE A MURRAY FNAEA – RESIDENT PARTNER
Viewing by arrangement through Wrexham Office
35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275
Opening hours 9.00am-5.30pm Monday – Friday 9.00am – 4.00pm Saturday

DIRECTIONS: From the Wrexham office proceed out of town passing the football ground on the right hand side, at the main Wrexham turn left onto the bypass and continue down to the 2nd exit for Rhostyllen, at the roundabout take the 3rd exit for Johnstown and proceed until Aberderfyn will be noted on the right, turn right on to Aberderfyn and continue up the hill and the property will be noted on the left via the Molyneux for sale sign.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG
Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



LOCATION: Situated in a popular location with easy access to Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

LOUNGE: 13' 10" x 11' (4.22m x 3.35m) Panelled radiator. Tv point. Telephone point. Fitted tiled fireplace with fitted gas fire. Glass fronted display cabinet. UPVC front entrance door.



KITCHEN: 12' 3" x 9' 2" (3.73m x 2.79m) The kitchen is fitted with a range of wall and base units with worktop surfaces with inset stainless steel sink unit and splash back tiling. Wall mounted Worcester gas heating boiler. Space for washing machine with plumbing. Stairs rising to first floor. UPVC rear entrance door.



STAIRS AND LANDING: Loft access. Doors leading off to bedrooms and shower room.

BEDROOM 1: 14' 4" x 12' (4.37m x 3.66m) Panelled radiator. Window to front elevation.



BEDROOM 2: 8' 3" x 5' 4" (2.51m x 1.63m) Built in airing cupboard. Window to rear elevation.



SHOWER ROOM: Panelled radiator. Fitted 3-piece white suite comprising wc, wash hand basin and shower enclosure with fitted shower.



OUTSIDE: To the rear of the property there is a yard area and 2 outhouses.



TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

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