



2, Grove Terrace Wrexham Road, Marchwiell, Wrexham, LL13 0PG

Asking Price £150,000

- Three Bedroom House
- Off Road Parking
- Upstairs Bathroom
- Rear Yard & Garden
- Great Transport Links
- Call 0124 380 380 To View

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A Three bedroom mid-terraced house located on Wrexham Road in Marchweil, Wrexham. Available with immediate vacant possession, an excellent First Time Buy or Investment Opportunity PDA are pleased to offer this charming terraced house located on Grove Terrace This property boasts a lounge, dining room, kitchen with utility area. To the first floor are three good sized bedrooms and bathroom. Outside there is off road parking to the front, a small yard to the rear and a garden space a little further down the lane.

This property is competitively priced, offering fantastic value for its location and generous living space. Whether you're looking for your first home or considering an investment opportunity, this house is a great choice. With immediate vacant possession available,



Council Tax Band: C







TOTAL FLOOR AREA: 638 sq ft (59.3 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan, consideration of doors, windows, stairs and any other items are appropriate and no responsibility is taken for any error, omission or misstatement. This plan for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01244 380 380 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	