REID & ROBERTS

INDEPENDENT ESTATE AGENTS



8 Clos Owain

Hope, Wrexham, LL12 9PZ

Offers In The Region Of £140,000

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IMPORTANT INFORMATION
Any interested parties will need to apply through Tai Teg via www.taiteg.org.uk to ensure they are eligible for purchase

No offers can be formally accepted, and no deposit or agreement can be entered into, until Tai Teg has completed their assessment and approved the buyer. Once a buyer is approved, the sale can proceed through the normal legal process.

Entrance Hall
A bright and welcoming entrance hall featuring stylish wood-panel flooring, a single panel radiator and a central ceiling light point, providing access to the ground floor accommodation.

Downstairs WC
Fitted with a low flush WC and wash hand basin with tiled splashback. There is a frosted UPVC double glazed window to the side elevation, a single panel radiator and a central ceiling light point.

Lounge
A comfortable and inviting living space with continued flooring, a UPVC double glazed window to the front elevation, radiator, telephone point and modern sockets with USB ports. A central ceiling light point completes the room.

Kitchen
Fitted with a range of wall, base and drawer units with wood-effect worktops over. The kitchen includes a Bosch electric oven with gas hob, stainless steel splashback and extractor fan above. There is a stainless steel sink unit with drainer and mixer tap, space and plumbing for a washing machine, and space for a tall freestanding fridge freezer. A UPVC double glazed window to the rear and a UPVC door provide access to the garden, along with a central ceiling light point.

First Floor Landing
With stairs rising from the ground floor, providing access to all first floor accommodation.

Principle Bedroom
Positioned to the rear of the property, this spacious room enjoys a private aspect as it is not overlooked. It features a UPVC double glazed window, radiator and a useful over-stairs storage cupboard.

Bedroom Two
Bright bedroom with a large window allowing plenty of natural light. Features a wall-mounted radiator and central ceiling light. The room is best suited to a single bed with space for essential furniture.

Family Bathroom
Comprising a three-piece suite including a panelled bath with shower and handheld attachment over, low flush WC and wash hand basin with built-in storage. Finished with tiled splashbacks and wood-effect flooring.

Externally
To the front, the property benefits from off-road parking for two vehicles. The rear garden is private and not overlooked, featuring a patio area, slate detailing, lawn and a decked seating area ideal for al fresco dining. There is also side access providing space for bins and additional storage, including a shed. The garden is enclosed by wooden fencing and mature bushes for added privacy.

EPC Rating - D

Council Tax Band - C

Would you like to arrange a viewing?
Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Do You Have A Property To Sell?
Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer
Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Loans and Repayments
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Looking For Mortgage Advice?
Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

Misrepresentation Act
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Money Laundering
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

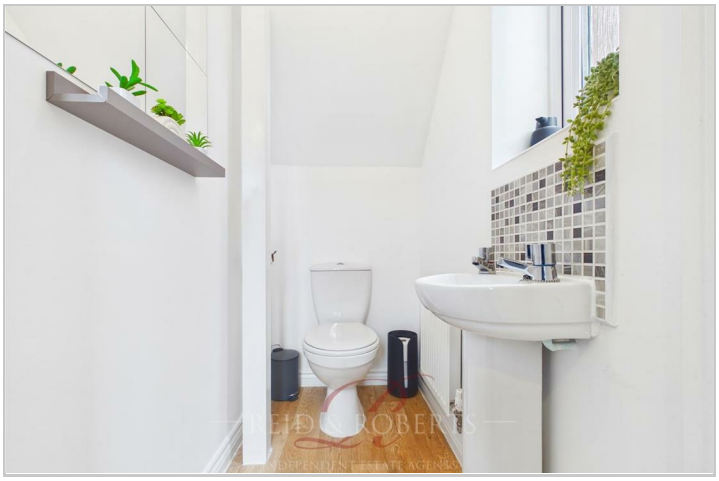
Our Opening Hours
MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.





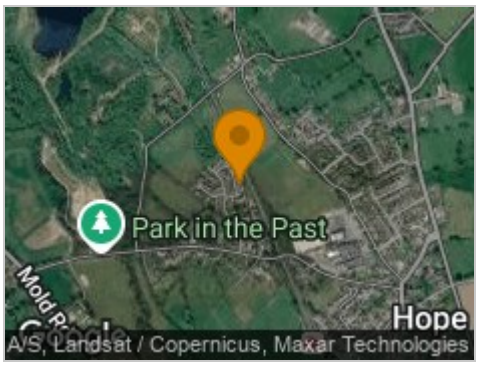




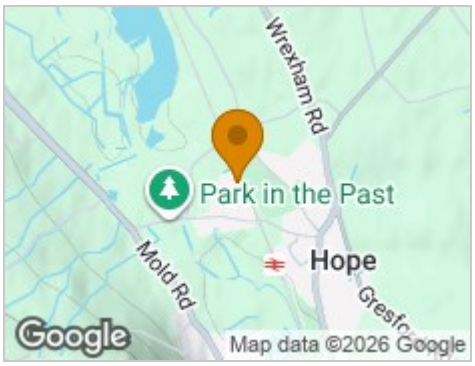
Road Map



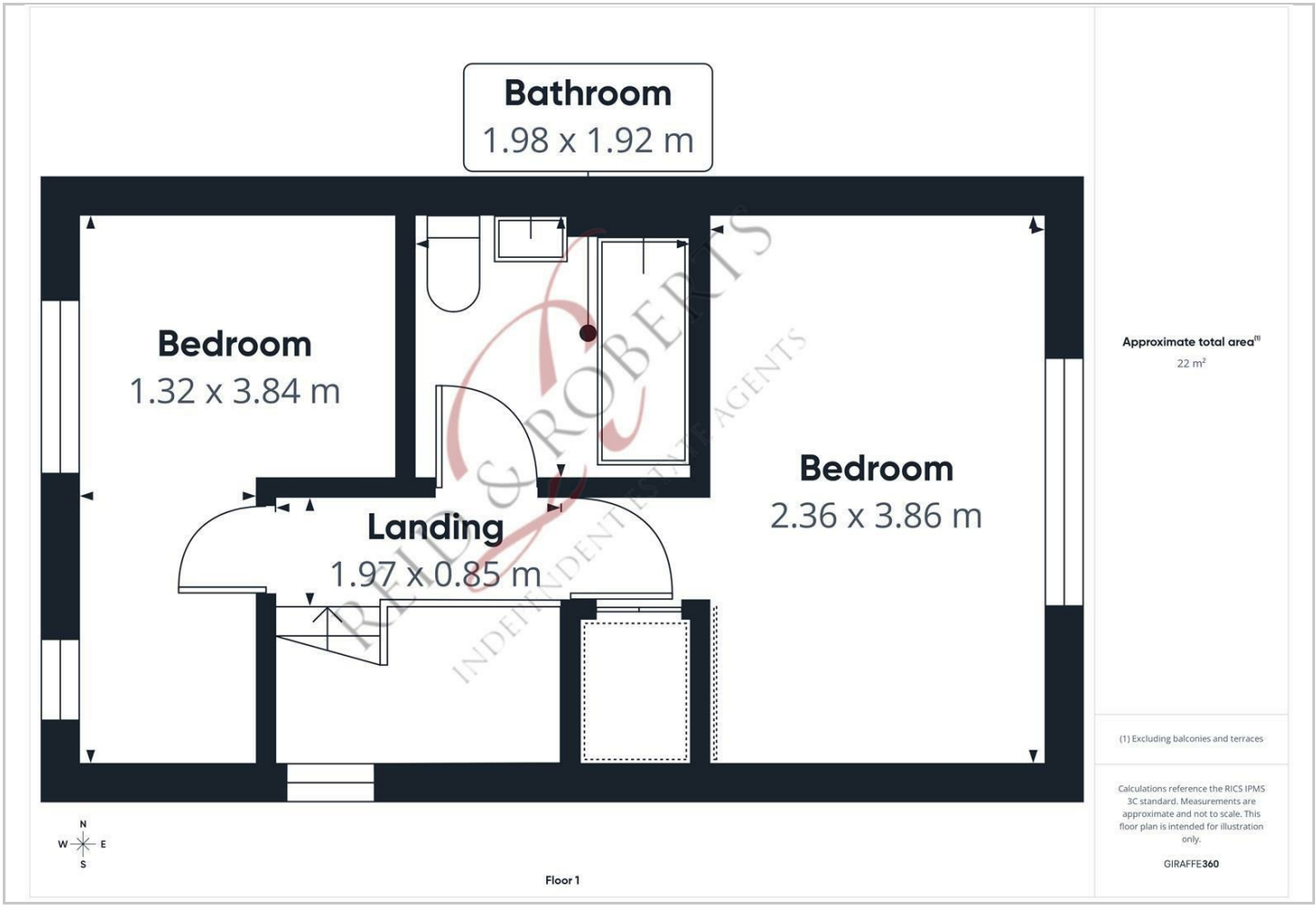
Hybrid Map



Terrain Map



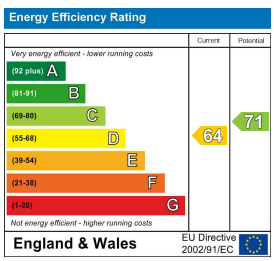
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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