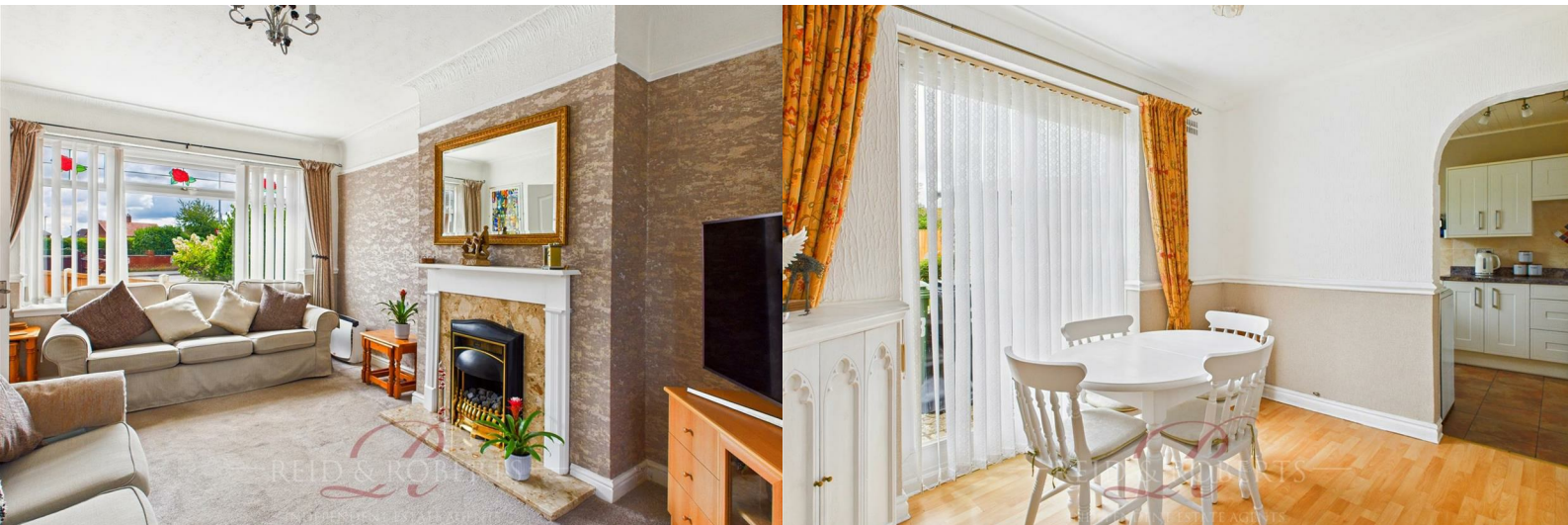




## 3 Fenwick Drive

Wrexham, LL13 9BU

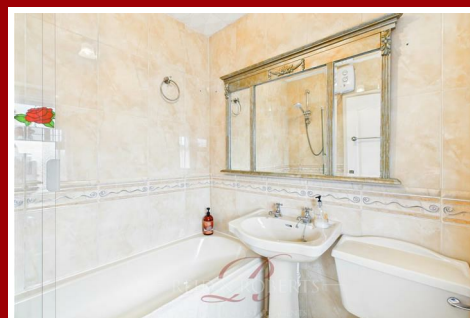
£195,000



# 3 Fenwick Drive

Wrexham, LL13 9BU

£195,000



## Front Garden

The property is approached via double Bi folding-folding wrought iron gates opening onto a paved driveway, providing off-road parking for at least three vehicles. To either side, the frontage features lawned areas, offering low-maintenance kerb appeal. A personal side gate gives access to the rear garden.

## Entrance Hall

Approached via a UPVC double glazed door with an additional double glazed side window to the front elevation. This welcoming entrance hall provides access to the ground floor accommodation and staircase rising to the first floor. Featuring laminate wood effect flooring, an under-stairs storage cupboard, wall-mounted central heating thermostat, radiator, ceiling light point.

## Lounge

A well proportioned and bright reception room benefiting from a coal-effect gas fire set within a decorative cast frame, with a marble back and hearth and a carved wooden surround. UPVC double glazed window to the front elevation and matching Georgian-style frosted French doors opening out to the rear garden. Finished with coved ceiling, ceiling light point, and radiator.

## Dining Room

Positioned to the rear of the property with UPVC double glazed sliding doors leading out onto the garden. Laid with wood effect laminate flooring and finished with a dado rail, coved ceiling, ceiling light point and radiator. Archway through to:

## Kitchen

Fitted with a range of shaker-style wall, base, and drawer units with contrasting granite-effect work surfaces and tiled splashbacks. Composite one and a half sink unit with drainer and mixer tap. Space for a dual fuel cooker, washing machine, and tall fridge/freezer. Rose-style UPVC double glazed windows to both the front and rear elevation and matching UPVC door providing direct access to the garden. Wall-mounted concealed Worcester gas boiler. Finished with a tiled floor, wood panelled ceiling, dado rail and ceiling light point.

## Cloakroom

Located on the ground floor and fitted with a low level WC. Frosted UPVC double glazed window to the front elevation, marble-effect flooring and ceiling light point.

## First Floor Accommodation

Providing access to all three bedrooms and the family bathroom. Featuring two UPVC double glazed windows to the front elevation, loft access hatch, ceiling light point.

## Bedroom One

Well proportioned bedroom with UPVC double glazed window overlooking the rear garden, radiator below, full-width mirrored fitted wardrobes, dado rail, ceiling light point and ceiling fan.

## Bedroom Two

A double bedroom with UPVC double glazed window to the rear elevation, radiator below and ceiling light point.

## Bedroom Three

Positioned to the front of the property with UPVC double glazed window, radiator below, dado rail, coved ceiling and ceiling light point.

## Family Bathroom

Fitted with a three-piece suite comprising a wood-panelled bath with Triton electric shower over, pedestal wash hand basin and low flush WC. Fully tiled walls and floor. Frosted UPVC double glazed window to the front elevation, radiator, ceiling light point and extractor fan.

## Rear Garden

A beautifully maintained rear garden featuring a spacious lawn, mature plants, and a brick path with steps leading from the patio. Includes a wooden summer house for storage, a seating area, and attractive landscaping, perfect for relaxing or entertaining.

## Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Tel: 01978 353000

### 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. For more information call 01978 353000.

### To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. 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.

### Money Laundering Regulations.

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.

### 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.

### Services.

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

### Loans.

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

### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

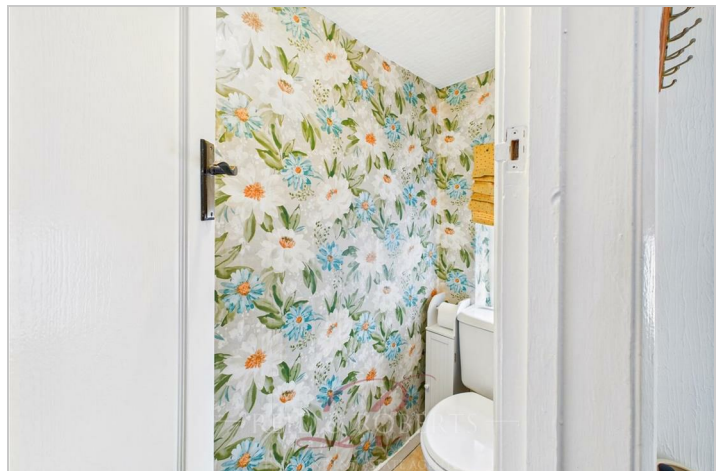
### Floor Plan.

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

### Additional Notes

COUNCIL TAX BAND C

Solar Panels fitted documents can be viewed on request,



## Road Map



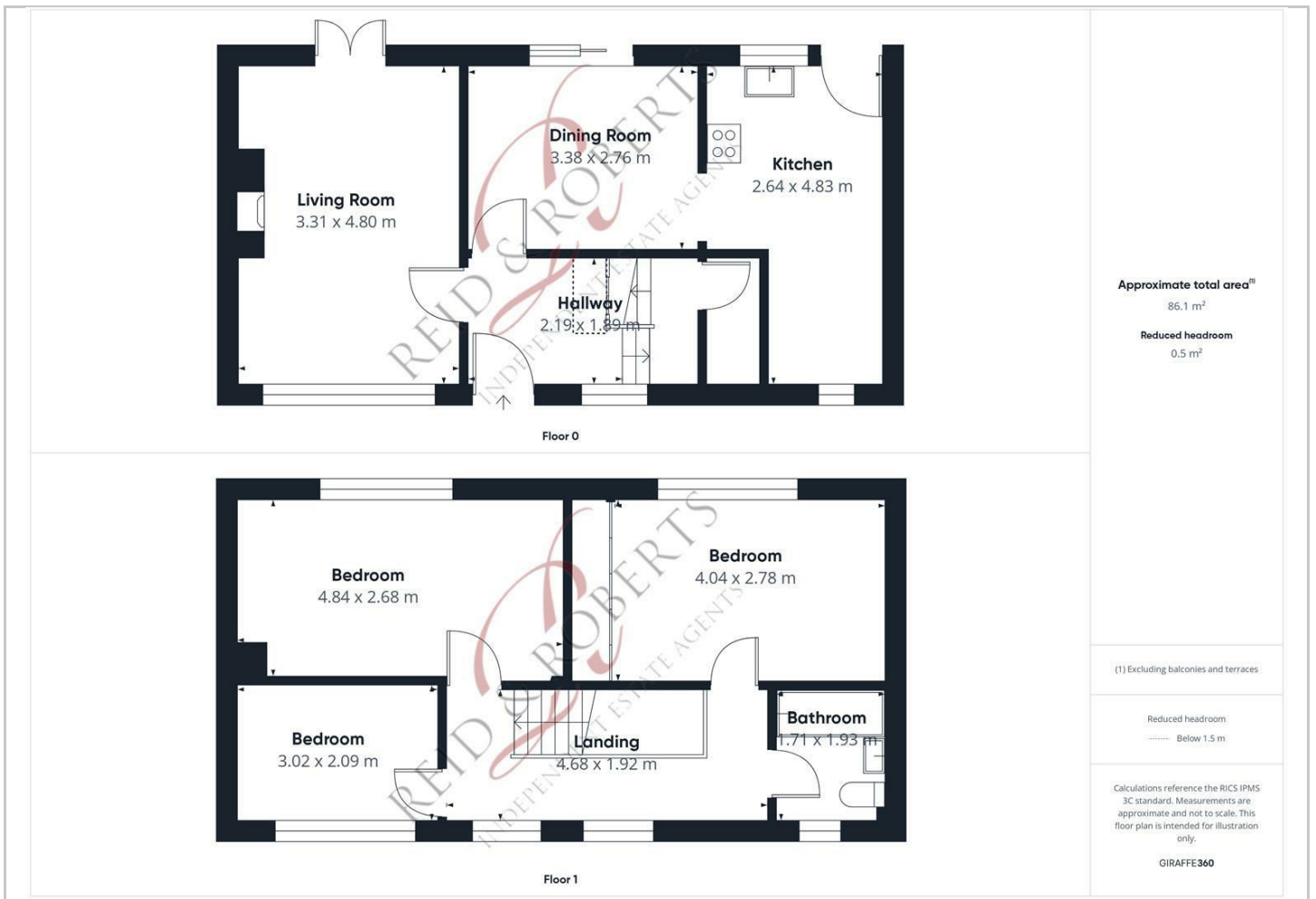
## Hybrid Map



## Terrain Map



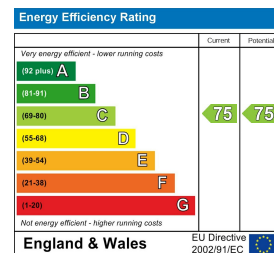
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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