



## 114 Ffordd Llanerch

Pen-Y-Cae, Wrexham, LL14 2NE

£159,995



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## Entrance Hall

UPVC part glazed door leading to entrance hall. Panelled radiator and stairs leading to the First Floor Accommodation.

## Lounge

19'3" x 12'4" (5.89m x 3.76m)

Feature fire surround with pebble effect electric fire, double panel radiator, t.v. aerial point, wood effect laminate flooring, double glazed window to the front elevation and patio doors leading out to the rear garden.

Door opening into:

## Kitchen/Diner

15'7" x 10'2" (4.75m x 3.12m)

Fitted with a range of contemporary high quality wall, drawer and base units with LED plinth lighting and having marble effect granite worktops over, composite one and a half sink bowl unit with mixer tap and drainer, splash back wall tiling, built in electric 'Induction' hob with extractor fan over, built in eye level electric oven, integrated dishwasher, void and plumbing for washing machine, void for dryer, integral fridge and freezer and built in table space. Laminate flooring, modern upright corner radiator and double glazed window to the rear elevation.

Opening into:

## Utility Area

Wall mounted central heating boiler, shelving and Upvc door with frosted panel to the front of the property

## STAIRS FROM ENTRANCE HALL LEAD TO:

### Landing Area

Having loft access point and giving access to all Bedrooms and Bathroom

## Bedroom One

12'4" x 9'1" (3.78m x 2.79m)

With double panel radiator, wood effect laminate flooring and double glazed window to the rear elevation.

## Bedroom Two

14'9" x 9'1" (4.50m x 2.79)

With double panel radiator, wood effect laminate flooring and double glazed window to the front elevation.

## Bedroom Three

11'6" x 6'7" (3.51m x 2.01m)

With double panel radiator, wood effect laminate flooring and double glazed window to the front elevation.

## Family Bathroom

Fitted with a three piece white suite comprising of panelled bath with electric shower over, pedestal wash hand basin and low level flush w.c. Full wall tiling, tiled flooring, recessed shelving/storage, radiator and three double glazed windows to the front elevation.

## Outside

The property is approached via a Tarmacadam driveway providing 'Off Road' parking for two cars. Steps lead up to an 'Indian Stone' paved area with two entrance points into the property. To the rear you will find a paved patio area with steps leading up to an artificial lawn garden area. The garden offers a good degree of privacy and is bound by wood panelled fencing.

## Additional Information

All furniture is available at an additional cost. For more details, please call us on 01978 353 000.

Council Tax - Band B

Tel: 01978 353000

## EPC Rating - D

### Viewings

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.

### Offers

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. 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

### Loans

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

### Mortgages

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.

### Services

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

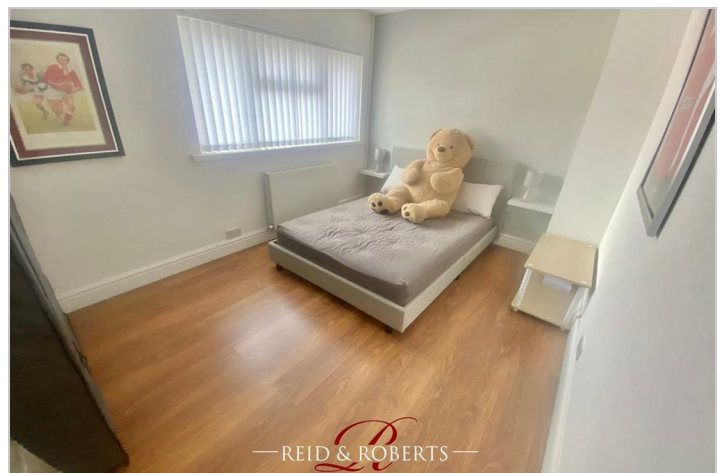
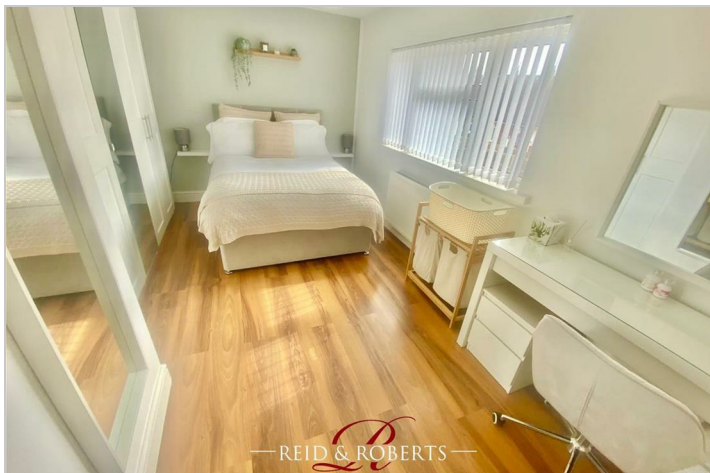
### Disclaimer

Whilst every effort has been made in compiling these particulars, no responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only. Any appliances mentioned have not been tested and Reid & Roberts accept no responsibility for their working order. Purchasers must satisfy themselves as to the correctness of these particulars prior to purchasing. They do not form any part of any sale or part contract of sale.

### Hours of Business

Hours Of Business - Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



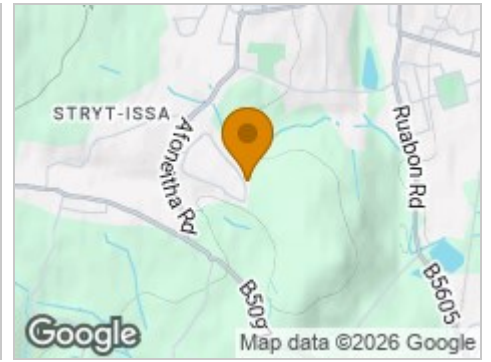
## Road Map



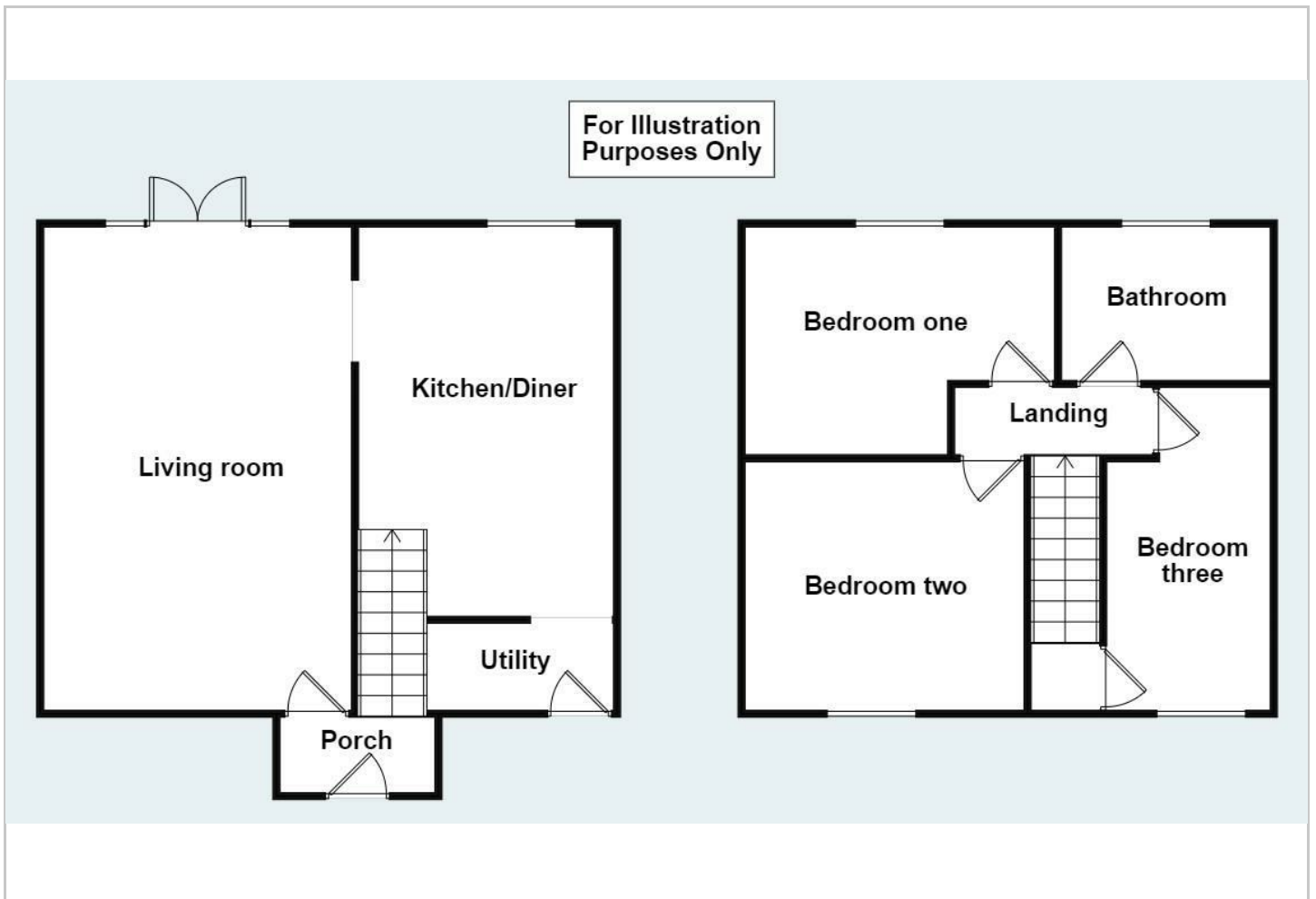
## Hybrid Map



## Terrain Map



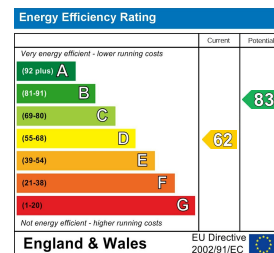
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.