



2 Waterloo House Newbridge Road

Newbridge, Wrexham, LL14 3EJ

Chain Free £160,000



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Property Description

Reid & Roberts are delighted to present this Characteristic Two-Bedroom Semi-Detached home in the village of Newbridge, boasting lovely far reaching views. The property features a welcoming entrance hall, a bright living room with media wall and patio doors to the front elevation, and a practical modern kitchen with integrated appliances and breakfast bar.

The ground floor shower room is stylish and functional, with a shower cubicle, vanity unit, and WC. Upstairs, both bedrooms are spacious doubles, with the main bedroom enjoying front aspect views.

The home benefits from a tiered garden layout, including a decked seating area for entertaining, a raised lawned area enclosed by hedging, and to the front, lawned areas, shrubs, a pathway, and off-road parking for two vehicles. This property offers a contemporary, low maintenance home in a charming location with stunning views.

The property is situated in Newbridge near the village of Cefn Mawr. The village is at the entrance to the picturesque Dee Valley with the larger towns of Wrexham, Chirk & Llangollen only being a short drive away. Local amenities include the Ty Mawr Country Park, Primary Schools, Medical Centre and a variety of Shops including a large Supermarket.

To The Front

The property enjoys a unique, tiered outdoor layout arranged over multiple levels. Accessed via steps from the front, a pathway leads directly to the entrance door and continues around the side of the property, providing convenient access to the rear garden. The front garden features well maintained lawned areas, with hedges around the borders adding character and privacy. Off-road parking is available for two vehicles, making it both practical and attractive for families or visitors.

Entrance Hall

Living Room

A modern and inviting living space featuring a dropped cove ceiling, a media wall with an integrated electric fire, and wood-effect laminated flooring. Patio doors allow natural light to flood the room, while a wall-mounted radiator and ceiling fan light complete the space. A door provides access through to the entrance hallway, creating a seamless flow throughout the ground floor.

Kitchen

The kitchen is fitted with a range of wall and base units, complemented by a breakfast bar and tiled flooring. Integrated appliances include an oven with a four-ring hob and extractor fan above, with space for a fridge freezer, washing machine, and tumble dryer. A stainless steel sink with mixer tap sits beneath a UPVC double-glazed window to the front elevation, and additional features include a double-panelled radiator, ceiling light point, and access to useful under-stairs storage.

Shower Room

A stylish shower room with tiled flooring and part-tiled walls, featuring a shower cubicle with shower attachment, a wash hand basin set within a vanity unit with mixer tap, a low-flush WC, and a touch-screen mirror. A circular, feature wall-mounted radiator and inset spotlights complete the space, with a frosted UPVC double-glazed window to the rear elevation providing natural light and privacy.

Hallway

The hallway provides access to the kitchen, shower room, and rear of the property, with stairs rising to the first-floor accommodation. The space is finished with a double-panelled radiator and inset ceiling spotlights.

Bedroom One

A generously sized principal bedroom with carpeted flooring, a ceiling light point, and a double-panelled radiator. The large UPVC double-glazed window to the front elevation offers lovely views, making this bright and airy bedroom a relaxing retreat.

Bedroom Two

A further double bedroom with carpeted flooring, ceiling light point, and double-panelled radiator. The room enjoys natural light from a UPVC double-glazed window to the rear elevation, with an additional internal window overlooking the hallway, creating a sense of openness.

To The Rear

The rear garden is thoughtfully designed to maximise the property's elevated position and far-reaching views. The upper level features a decked seating area, perfect for outdoor dining and entertaining, while further steps lead to a raised lawned area, enclosed by hedging, providing a private and peaceful retreat. The garden offers a variety of spaces for relaxation and enjoyment, making the most of the outlook and tiered layout. (Hot tub not confirmed as included within the sale.)

Tel: 01978 353000

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.

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.

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 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.

Services.

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

Hours Of Business.

Monday - Friday 9.15am - 5.00pm

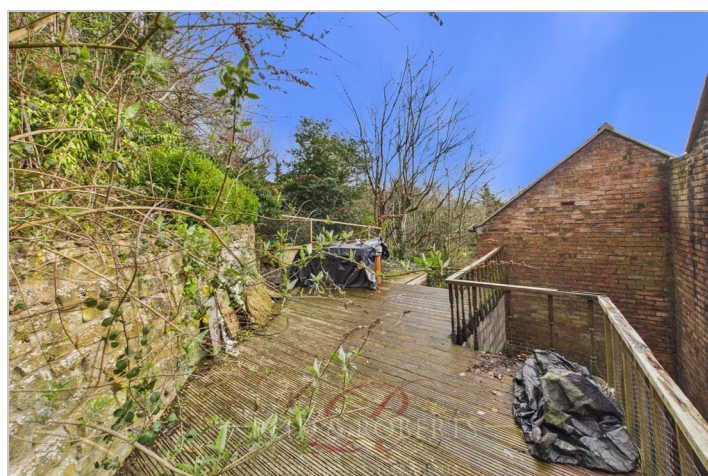
Saturday 9.15am - 4.00pm

Tenure

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

DISCLAIMER.

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.



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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