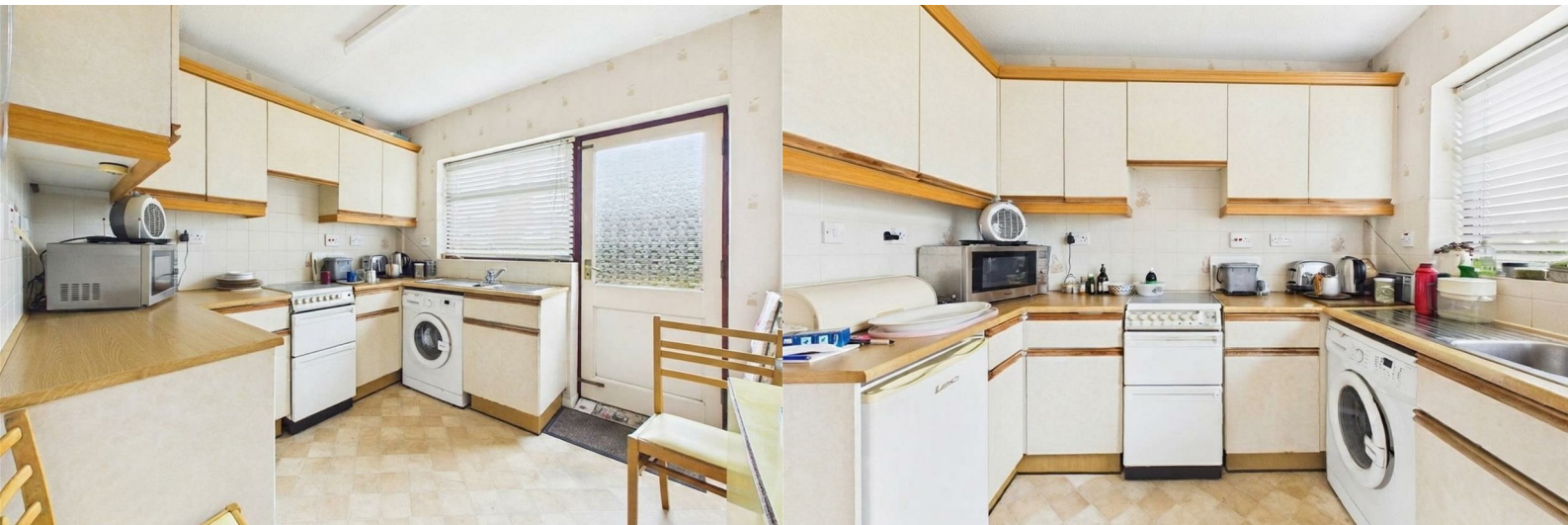




## 17 Friars Close

Wrexham, LL12 7RA

Offers In The Region Of £180,000



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## To The Front

Approached via a pathway with hedging and a dwarf wall to the front, the property enjoys off road parking for one car, a generous plot with a gravelled frontage, planted borders, and access to the detached garage. A gate provides access to the enclosed rear garden, whilst a wooden entrance door opens into the porch.

## Porch

Wooden entrance door to the side elevation with an additional door leading into the main entrance hall.

## Entrance Hallway

A welcoming entrance hall providing access to the two bedrooms, bathroom, kitchen and living room. With carpeted flooring, loft access, ceiling light point and double panelled radiator.

## Living Room

A bright and spacious living room featuring carpeted flooring, two ceiling light points and a feature coal effect fireplace creating an attractive focal point. A television point and double-panelled radiator complete the room, whilst sliding patio doors open directly onto the rear garden, allowing plenty of natural light to flood the space.

## Kitchen

Fitted with a range of wall and base units incorporating drawers, complemented by vinyl flooring and splashback tiling. The kitchen benefits from a stainless steel sink with separate hot and cold taps, space for a freestanding oven and washing machine, a double-panelled radiator, ceiling light point, and a double glazed window overlooking the rear garden. A wooden door provides direct access to the rear garden.

## Bathroom

Comprising a low flush WC, wash hand basin with separate hot and cold taps, and a panelled bath with shower attachment over. Finished with fully tiled walls,

vinyl flooring, ceiling light point, and a double glazed frosted window to the side elevation.

## Bedroom One

A generously proportioned double bedroom featuring carpeted flooring, ceiling light point, single-panelled radiator and a large UPVC double glazed window to the front elevation, allowing for an abundance of natural light. The room also benefits from a useful built-in storage cupboard, providing convenient additional storage.

## Bedroom Two

A well proportioned second bedroom with carpeted flooring, ceiling light point, single-panelled radiator, and a UPVC double glazed window to the front elevation.

## Rear Garden

The property benefits from a generously sized rear garden, offering an excellent outdoor space with plenty of potential to create a wonderful garden for entertaining, relaxing or family enjoyment. With ample room for landscaping or further enhancement, the garden provides a fantastic opportunity for prospective purchasers to make it their own.

## 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.

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.

### **Services.**

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

### **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.

### **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.

### **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

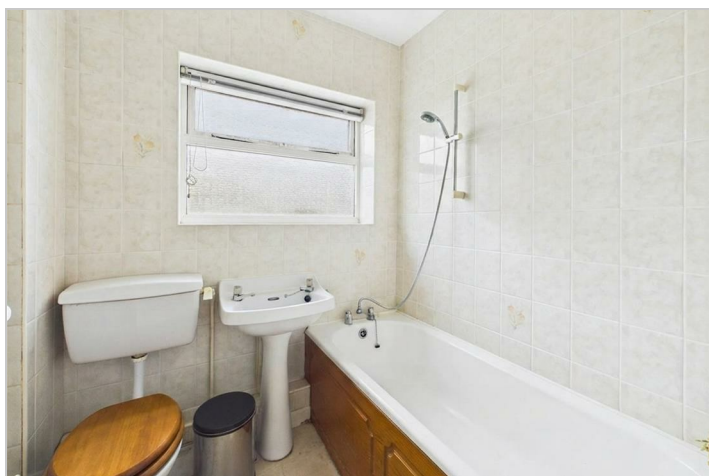
Saturday 9.15am - 4.00pm

### **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.



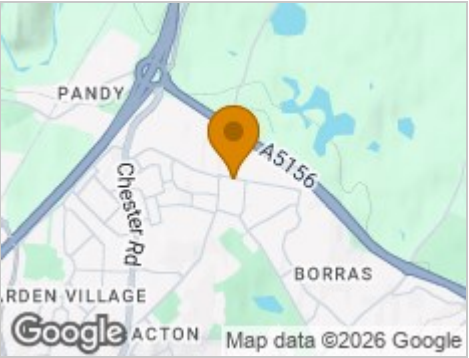
Road Map



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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