



7 Maelor Terrace

, LL143RL

Open To Offers £115,000



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Entrance

Steps lead down to the front of the property, with access gained via a wooden entrance door into:

Lounge

UPVC double glazed window to the front elevation. Wall mounted gas fire, panelled radiator, carpeted flooring, ceiling light point, and corner storage cupboard. Door leads to staircase rising to the first floor and into the Dining Room. Television and telephone points.

Dining Room

UPVC double glazed window to the rear elevation. Chimney breast inset with shelving and lighting, panelled radiator, under stairs storage cupboard, carpeted flooring, ceiling light point, television point. Door to:

Kitchen

Fitted with a range of wall, drawer, and base units with complementary work surfaces over. Inset 1.5 bowl composite sink unit with mixer tap, space for cooker with extractor fan above, part-tiled walls, and space/plumbing for washing machine. Space for fridge/freezer. Wall-mounted 'Glowworm' boiler. Tiled flooring, pine-panelled ceiling with ceiling light point. UPVC double glazed windows to the rear and side elevations.

Stairs to the First Floor

Ceiling light point, doors off to bedrooms.

Bedroom One

UPVC double glazed window to the rear elevation. Fitted wardrobes and drawer units framing a central bed space with integrated lighting. Carpeted flooring, panelled radiator, ceiling light point. Door to:

Bathroom

Accessed via steps down from the bedroom. Fitted with a three piece suite comprising low level WC, wash hand basin, and panelled bath with 'Triton' electric shower over. Vinyl tiled effect flooring, UPVC frosted double glazed window to rear elevation, inset spotlights, built in storage cupboard with shelving.

Bedroom Two

UPVC double glazed window to the front elevation. Panelled radiator, carpeted flooring, ceiling light point, and access to loft space. Wooden stairs lead to:

Loft Room

Velux window to roof, fitted wall units, three ceiling light points, carpeted flooring, and telephone point.

Outside

Steps lead down to a stone pathway providing access to a greenhouse and brick-built storage shed with side window. To the rear is a planted section with potential for vegetable growing or garden use. Shared side access returns to the front of the property.

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

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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.

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.

Loans.

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

Services.

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

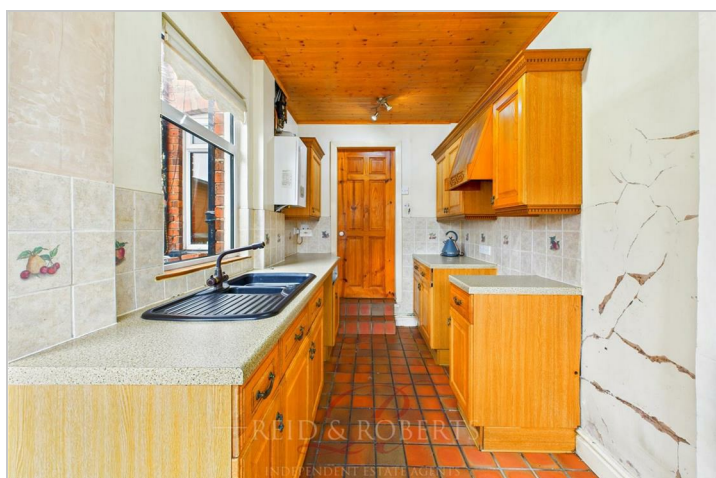
Hours Of Business.

Monday - Friday 9.15am - 5.00pm

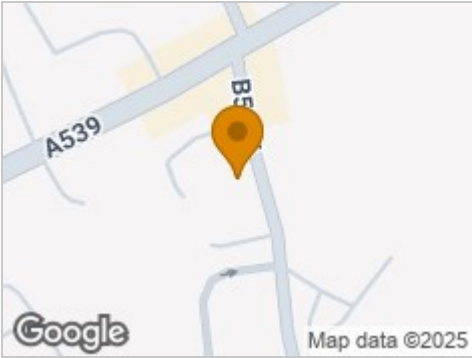
Saturday 9.15am - 4.00pm

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.



Road Map



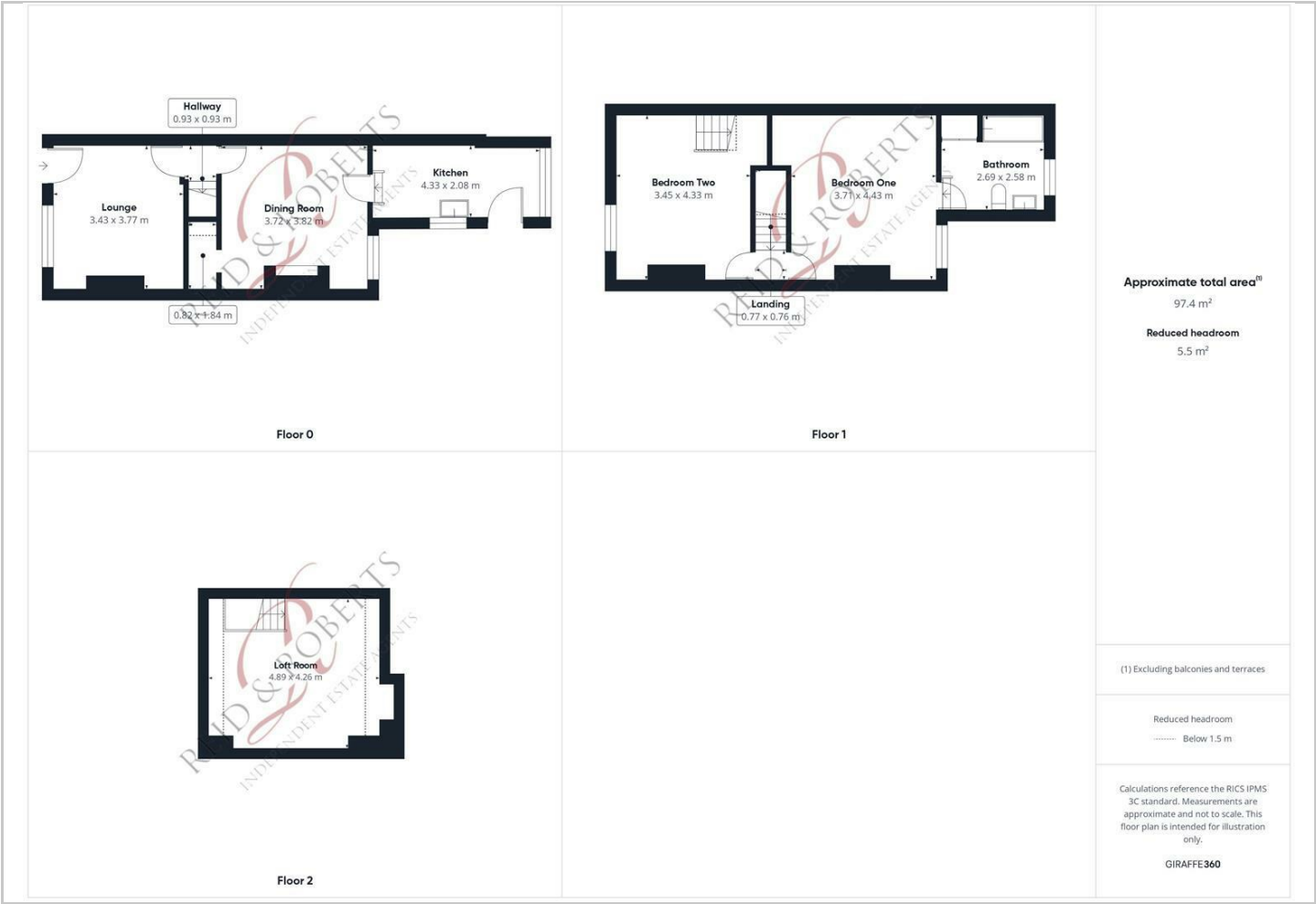
Hybrid Map



Terrain Map



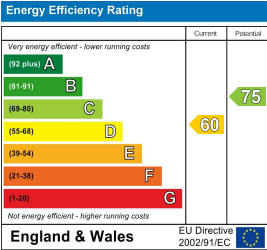
Floor Plan



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.