



25 Bannister Drive Oakfield Park

Llay, Wrexham, LL12 0NL

£120,000



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Lounge / Dining Room

19'4" x 17'8" (5.9 x 5.4)

A bright and welcoming reception space with three UPVC double glazed windows to the front and side elevation, allowing for plenty of natural light. Featuring a log-effect electric fire with surround, two panelled radiators, carpeted flooring, ceiling light point, and both telephone and television points.

Kitchen

12'5" x 7'10" (3.8 x 2.4)

Fitted with a modern range of wall, base, and drawer units complemented by worktop surfaces. Incorporating a Lamona electric oven with four-ring gas hob and extractor fan above, integrated fridge/freezer, stainless steel sink unit with mixer tap, and space with plumbing for a washing machine. Cupboard housing the wall-mounted Worcester combination boiler.

Hall

6'10" x 5'6" (2.1 x 1.7)

Carpeted flooring with ceiling light point, telephone point, and radiator. Access to the loft space (not boarded).

Bedroom One

10'2" x 9'2" (3.1 x 2.8)

A generous double bedroom with UPVC double glazed window overlooking the rear elevation, panelled radiator, and carpeted flooring. Door leading into a Walk-In Wardrobe with shelving and electric box, providing excellent storage.

En-Suite Shower Room

5'6" x 4'11" (1.7 x 1.5)

Fitted with a low-level WC, wash hand basin set

within vanity unit, and shower enclosure. Finished with vinyl flooring, radiator, and frosted UPVC double glazed window to the side elevation.

Bedroom Two

9'6" x 7'6" (2.9 x 2.3)

A further double bedroom with built-in wardrobe including hanging rail and shelving. With UPVC double glazed window to the front elevation, panelled radiator, carpeted flooring, ceiling light point, and television point.

Bathroom

6'6" x 5'6" (2.0 x 1.7)

Modern family bathroom comprising panelled bath with mixer tap and shower over, wash hand basin set within vanity unit, and low-level WC. Finished with vinyl flooring, part tiled walls, radiator, and frosted UPVC double glazed window to the front elevation.

Externally

The rear garden offers a low-maintenance outdoor space with paved seating area, established flower beds, and fencing to boundaries. Added benefits include an outside tap, solar-powered water fountain, and a shed fitted with electric supply.

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.

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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.

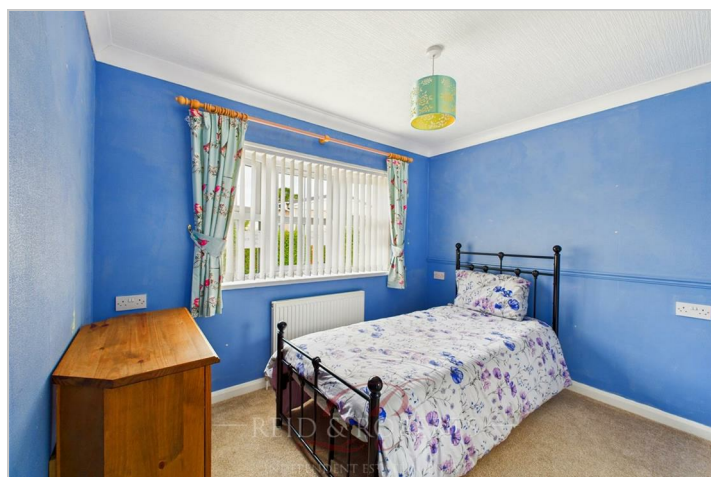
Hours Of Business.

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.



Road Map



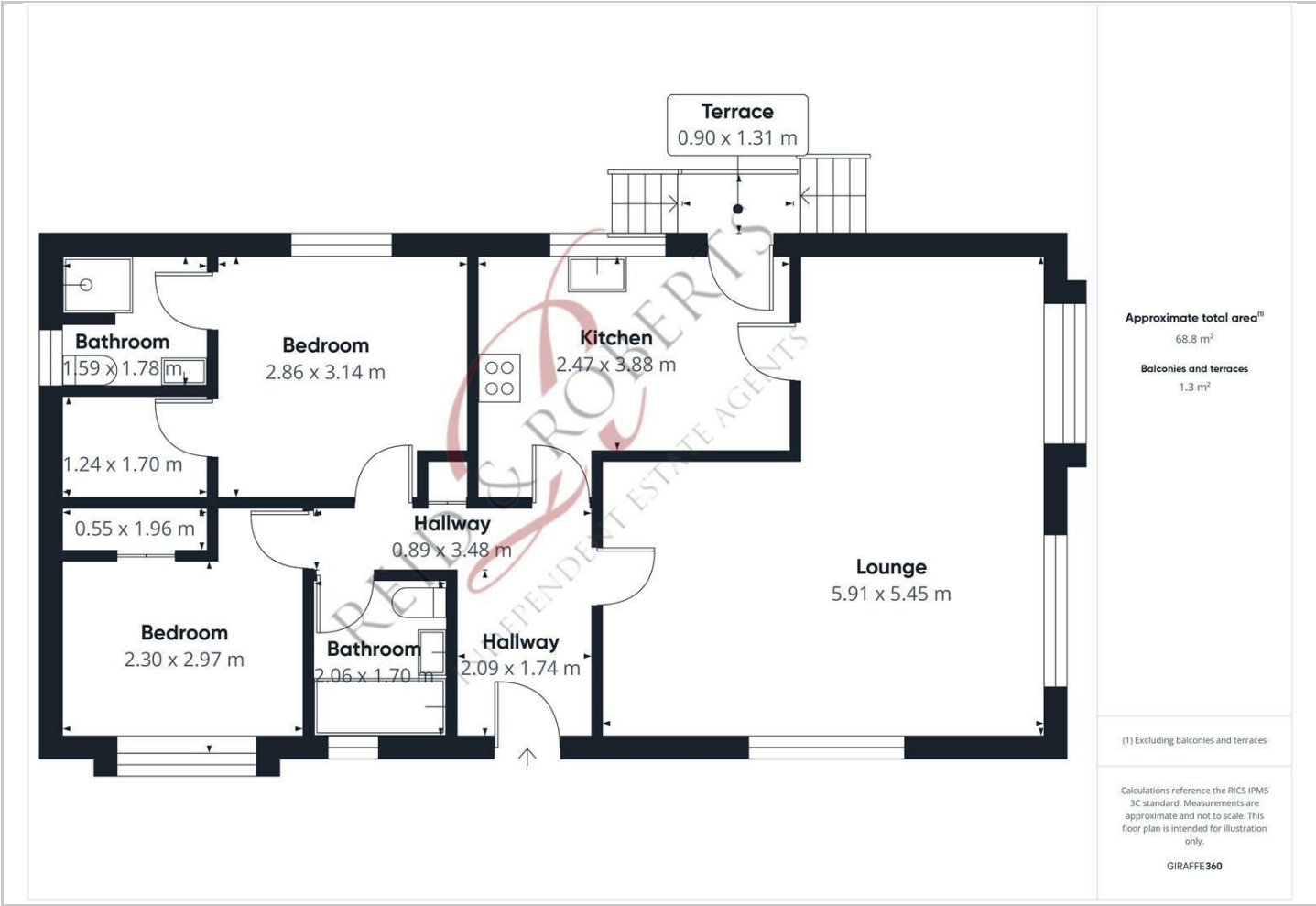
Hybrid Map



Terrain Map



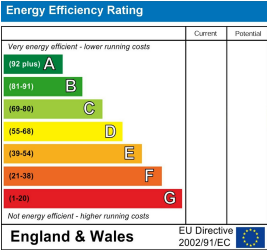
Floor Plan



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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