



## 3 Ffordd Trefin

Wrexham, LL12 7PN

£210,000



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## To The Front

### Entrance Hall

Entered via a UPVC door with carpeted flooring, double panelled radiator, and ceiling light point. Stairs lead to the first-floor accommodation, with a wooden door providing access to the living room.

### Living Room

A bright and airy room featuring a bay window to the front elevation, wood effect laminate flooring, ceiling light point, and gas fireplace with wood effect surround set on a marble effect hearth. Double panelled radiator, telephone and television points, and double doors opening into the dining room.

### Dining Room

An open and bright space with wood-effect laminate flooring, ceiling light point, double panelled radiator, and telephone point. Double doors connect to the living room, with an opening into the kitchen. UPVC double glazed window overlooks the rear porch. Under-stairs storage cupboard houses the Worcester boiler.

### Kitchen

The kitchen is fitted with a range of wall and base units, partially tiled walls, and wood effect laminate flooring. Features include a 1.5 stainless steel sink with mixer tap, space for a fridge/freezer, washing machine, and dishwasher. Integrated 'Lamona' oven and four-ring gas hob with extractor fan above. Ceiling light point, double panelled radiator, UPVC double glazed window to the rear, and UPVC door providing access to the rear porch.

### Rear Porch

Offer space for seating, Wood effect laminate flooring, UPVC double glazed windows surrounding,

ceiling light point, and double UPVC doors opening to the rear garden.

### Bedroom One

A double bedroom with carpeted flooring, double panelled radiator, ceiling light point, and UPVC double glazed window to the front elevation.

### Bedroom Two

A double bedroom with carpeted flooring, double panelled radiator, ceiling light point, and UPVC double glazed window to the rear elevation.

### Bedroom Three

Carpeted flooring, double panelled radiator, ceiling light point, and UPVC double glazed window to the front elevation.

### Bathroom

A three-piece bathroom with vinyl flooring, fully tiled walls, panelled bath with mixer tap and shower over with bi-folding shower screen, wash hand basin with mixer tap, and low flush W.C. Wall mounted heated towel radiator, UPVC frosted double glazed window to the rear, and ceiling light point.

### Landing

Carpeted flooring, loft access, UPVC double-glazed window to the side elevation, ceiling light point, and doors leading to all bedrooms, the bathroom, and storage cupboard.

### Rear Garden

The property benefits from a generous rear garden featuring a lawned area, greenhouse, and a vegetable patch, complemented by a concrete pathway and planting areas. The garden is enclosed by fencing for privacy and includes access to the detached garage as well as side access to the front of

the property. Mature shrubs and planting provide a pleasant outlook.

### **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



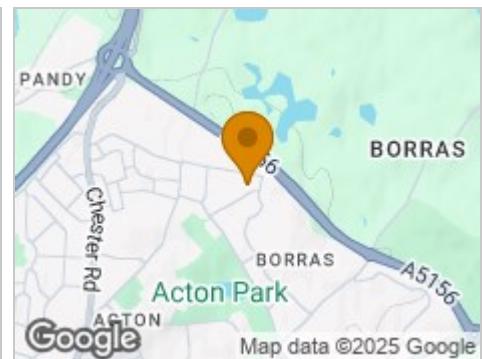
## Road Map



## Hybrid Map



## Terrain Map



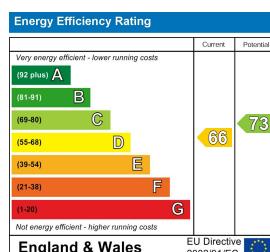
## Floor Plan



## 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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