



## 5 Berwynfa Windsor Road

New Broughton, Wrexham, LL11 6ST

£165,000





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## Ground floor Accommodation

### Hallway

11'11" x 2'11" (3.65 x 0.89)

With panel radiator, and a textured, coved ceiling enhanced with decorative moulding and two ceiling lights. Phone point meter and consumer unit. A distinctive feature archway adds character to the space. Provides access to the Front Room, Lounge, and staircase leading to the first floor."

### Front Room

10'2" x 9'3" (3.12 x 2.82)

A bright and versatile room featuring a UPVC double-glazed window to the front elevation, a panel radiator and TV aerial socket. smart meter for electric and gas usage. Phone point. textured and coved ceilings. Currently used as a living room, this space also offers excellent potential as a formal dining room.

### Lounge

13'8" x 11'2" (4.17 x 3.41)

UPVC double-glazed window to the rear elevation. Panel radiator, TV aerial socket and satellite point. Textured and coved ceiling. Gas fireplace with wood surround and marble insert and hearth. Doors to understairs storage and Kitchen.

### Kitchen

12'11" x 6'9" (3.95 x 2.07)

The kitchen is fitted with classic oak wall, drawer, and base units, complemented by worktop surfaces and a stainless steel sink with mixer tap. there is plumbing and pace for a washing machine and space for a freestanding gas cooker. Finished with splash-back tiling, the space benefits from UPVC double-glazed windows to the side elevation, a panel radiator, and a textured ceiling. Phone point. A door leads to the Rear Hall.

### Rear Hall

5'10" x 2'11" (1.8 x 0.89)

door to kitchen, bathroom, rear porch and airing cupboard housing the just over 12 month old Worcester boiler.

### Bathroom

6'9" x 6'5" (2.07 x 1.97)

Fitted with a white three-piece suite including a low-flush WC, pedestal washbasin with twin taps, and a bath with mixer tap and shower attachment. Additional features include a heated towel rail, extractor fan, and a UPVC double-glazed frosted window to the side/rear elevation for privacy and natural light.

### Rear Porch

4'5" x 3'4" (1.35 x 1.03)

upvc glazed all round

## First floor

### Bedroom One

13'7" x 11'3" (4.16 x 3.43)

This well-proportioned room features a UPVC double-glazed window overlooking the rear garden, a panel radiator, Textured ceiling. A fitted range of wardrobes provides ample storage (available by separate negotiation), and a door offers access to the Attic Room Via staircase.

### Bedroom Two

13'7" x 9'3" (4.16 x 2.82)

UPVC double-glazed window to the front elevation. panel radiator and phone point, large wardrobe (available by separate negotiation),

### Attic Room

11'10" x 8'0" (plus eaves storage) (3.62 x 2.44 (plus eaves storage))

Accessed via fitted compact staircase from Master Bedroom. Open eaves storage, lighting, and rear-facing Velux window.

Tel: 01978 353000

### Garden and outbuildings

To the front of the property there is a gated access with pathway that leads to the open porch and front door. To the rear there is a well-maintained garden with mature rose bushes and shrubs. Detached single garage, with adjoining workshop/storage building and separate wooden summerhouse. All outbuildings benefit from power and lighting.

### 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.

### 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.

### 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



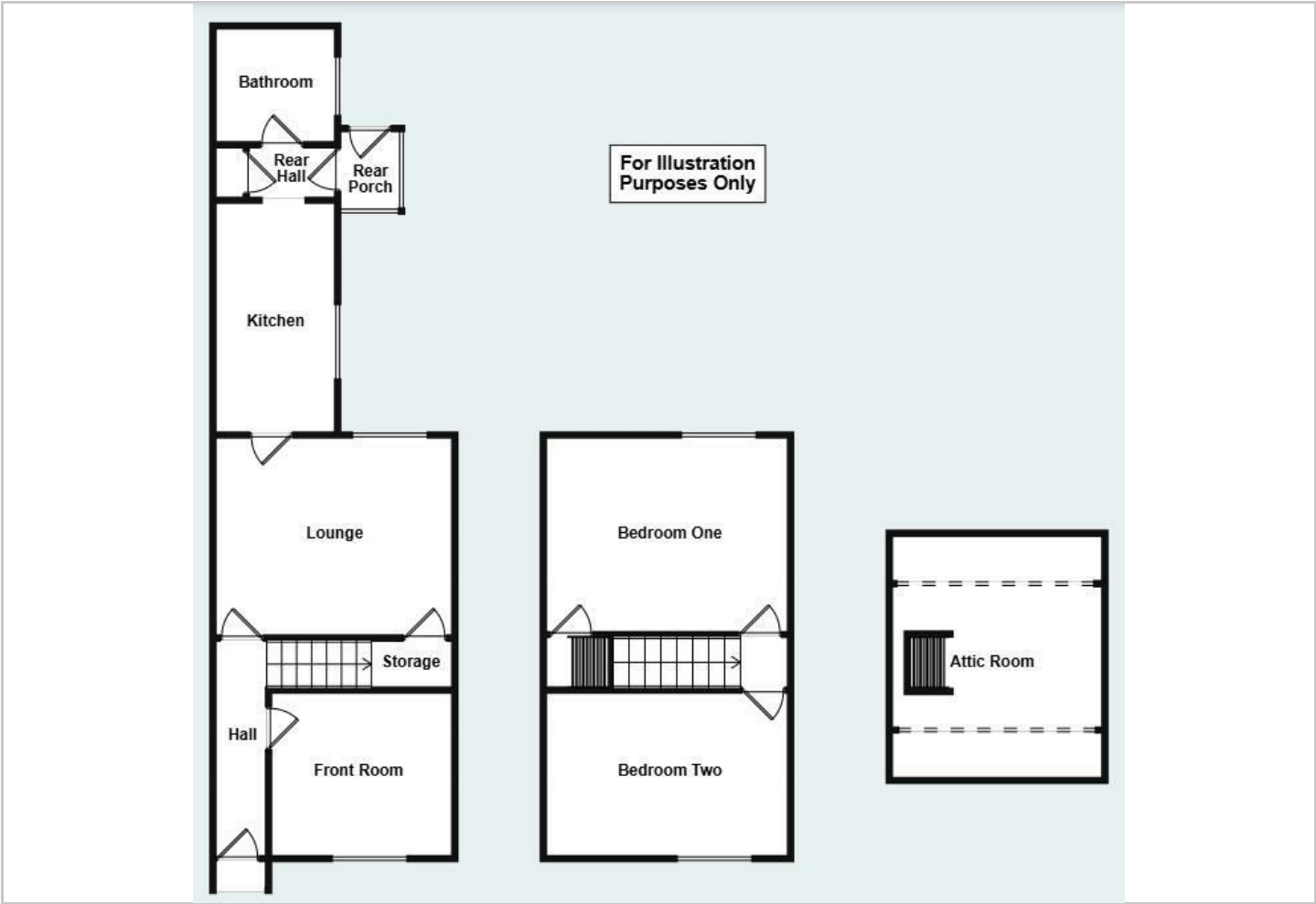
Hybrid Map



Terrain Map



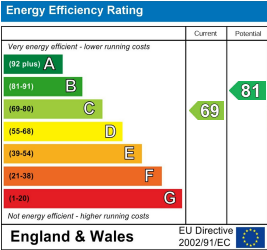
Floor Plan



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



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.