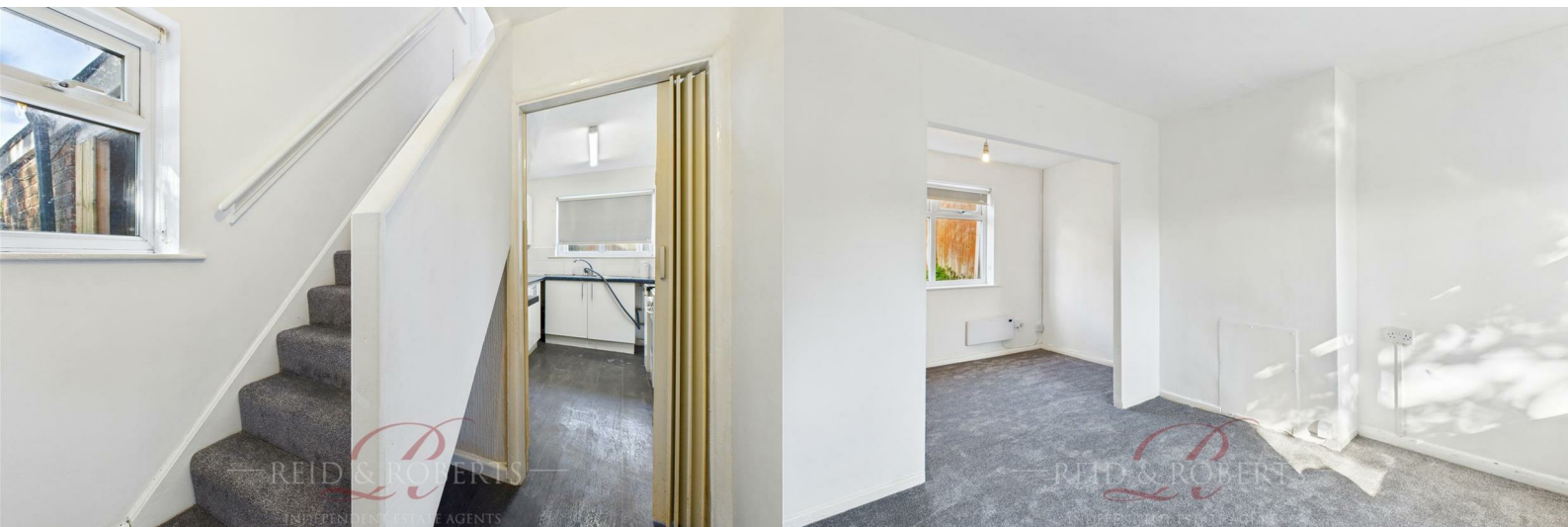




## 1. Penrhos

Gwersyllt, Wrexham, LL11 4HL

Chain Free £125,000





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**Chain Free £125,000**



## Entrance hall

Composite front door opens into the hallway, which benefits from laminate flooring and carpeted stairs leading to the first floor. A side aspect UPVC double-glazed window provides natural light, and a small under-stairs storage area is available.

## Living room

Carpeted throughout, featuring a large front aspect UPVC double-glazed window. The room is equipped with TV aerial, telephone, and internet points, as well as an electric radiator. An open-plan layout leads seamlessly to the dining area.

## dining area

Carpeted, with a rear aspect UPVC double-glazed window and electric radiator. An archway provides access to the kitchen.

## Kitchen

Rear aspect UPVC window and partially tiled walls. Fitted with a combination of wall and base units, melamine work surfaces, stainless steel sink with drainer, and mixer tap. Space is provided for an electric cooker and hob, with plumbing for a washing machine. A higher cupboard houses the consumer units. Doorway to side storage area and rear garden

## first floor

Landing is carpeted, with a rear aspect window, electric radiator, and loft access. Doors lead to two bedrooms and one bathroom

## Bedroom one

Two front aspect UPVC windows, carpeted flooring, electric radiator, and a good-sized walk-in cupboard with shelving

## Bedroom two

Rear aspect UPVC window, carpeted, electric radiator, with cupboard housing the water tank and immersion heater.

## Bathroom

Features a large walk-in shower with electric shower, frosted rear aspect UPVC window, fully tiled walls, linoleum flooring, pedestal basin with mixer tap, low flush WC, and extractor fan.

## Exterior

Front garden with flagstone paved area and lawn. Rear garden includes storage shed, rear access to parking area, driveway with gated entrance, and 6-foot panel fencing with concrete posts. The garden is tiered, sloping to the left of the property.

## 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.

## Council Tax Band.

TBC

## EPC Rating.

TBC

## Hours Of Business.

Monday - Friday 9.15am - 5.00pm  
Saturday 9.15am - 4.00pm

## 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.

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.

### Loans.

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

### 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.

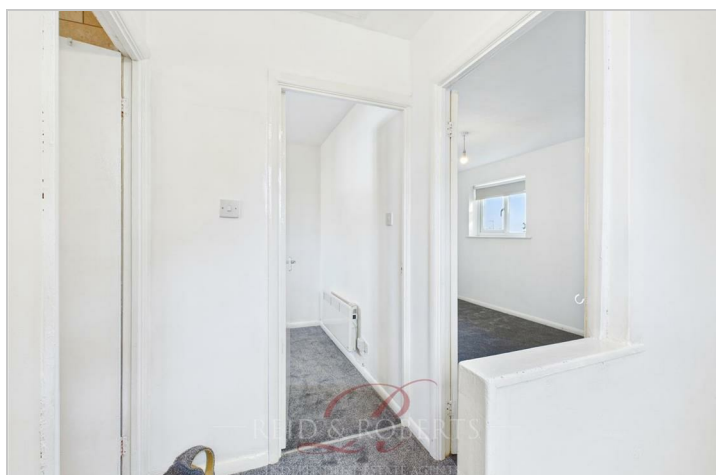
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Services.

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

### 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.



Road Map



Hybrid Map



Terrain Map



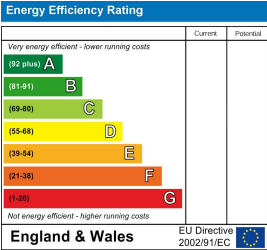
Floor Plan



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.