



16 Dol Isaf

Wrexham, LL11 3DX

£235,000



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Entrance Hallway

7'1" x 6'3"

Composite door to the front elevation. Parquet effect flooring. Staircase to the first floor accommodation. Doors off to Lounge, Kitchen/Dining Room, Cloakroom, and Storage Cupboard.

Lounge

10'6" x 15'8" (3.20m x 4.78m)

UPVC double glazed bay window with additional side window to the front elevation. Television point, telephone point, panelled radiator.

Kitchen/ Dining Room

9'8" x 19'1" (2.97m x 5.82m)

Fitted with a comprehensive range of modern wall, drawer, and base units with complementary worktop surfaces. Features a 1.5 stainless steel inset sink unit with mixer tap. Integrated appliances include an 'AEG' electric oven and grill, four ring gas hob with extractor fan above, 'Electrolux' dishwasher, and fridge/freezer. Space for dining area and separate space for a dryer. Tiled flooring, inset ceiling spotlights, and under cabinet lighting. UPVC double glazed sliding doors with adjacent windows to the rear elevation.

Downstairs Cloakroom

5'8" x 3'6" (1.73m x 1.07m)

Low level WC, wash hand basin set in vanity unit, panel radiator. Bi-fold doors open to Utility Area with plumbing and void for washing machine. UPVC double glazed frosted window to the front elevation.

Stairs to the First Floor

Landing Area

Access to all Bedrooms and Family Bathroom. Built-in airing cupboard housing water tank and boiler. Loft access.

Main Bedroom

10'3" x 11'7" (3.12m x 3.53m)

UPVC double glazed window to the rear elevation. Fitted wardrobes with hanging space and shelving. Panel radiator. Carpeted flooring. Door to En-suite.

En Suite

7'8" x 5'10" (2.34m x 1.78m)

Three piece suite comprising shower cubicle with mains shower, low level WC, and wall-mounted wash hand basin. Heated towel rail, panel radiator, extractor fan. UPVC double glazed frosted window to the front elevation.

Bedroom Two

8'10" x 9'7" (2.69m x 2.92m)

UPVC double glazed window to the rear elevation. Built-in wardrobes with shelving and hanging space. Panel radiator. Carpeted flooring.

Bedroom Three

9'2" x 9'1" (2.79m x 2.77m)

UPVC double glazed window to the front elevation. Panel radiator. Carpeted flooring.

Bathroom

7'8" x 9'2" (2.34m x 2.79m)

Three piece suite comprising panelled bath with mains shower over and screen, low level WC, and wall mounted wash hand basin. Panel radiator, heated towel rail, inset ceiling spotlights. UPVC double glazed frosted window to the side elevation

Garage

12' x 9' (3.66m x 2.74m)

With Up and over door to front elevation, power and lighting supply.

Tel: 01978 353000

Outside

The front garden is laid to lawn with established shrub borders. A tarmac driveway provides off road parking for up to 3 cars and leads to garage. The rear garden is fully enclosed by timber panel fencing and features patio decking directly to the rear of the property, with the remainder laid to lawn. Additional parking to the rear.

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.

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.

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.

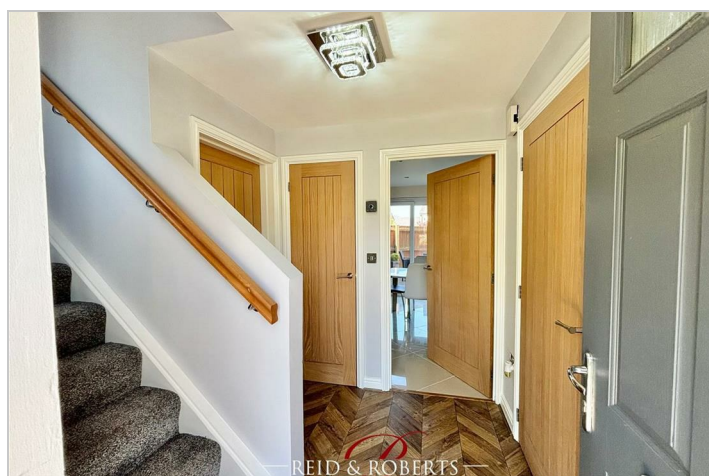
Hours Of Business

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



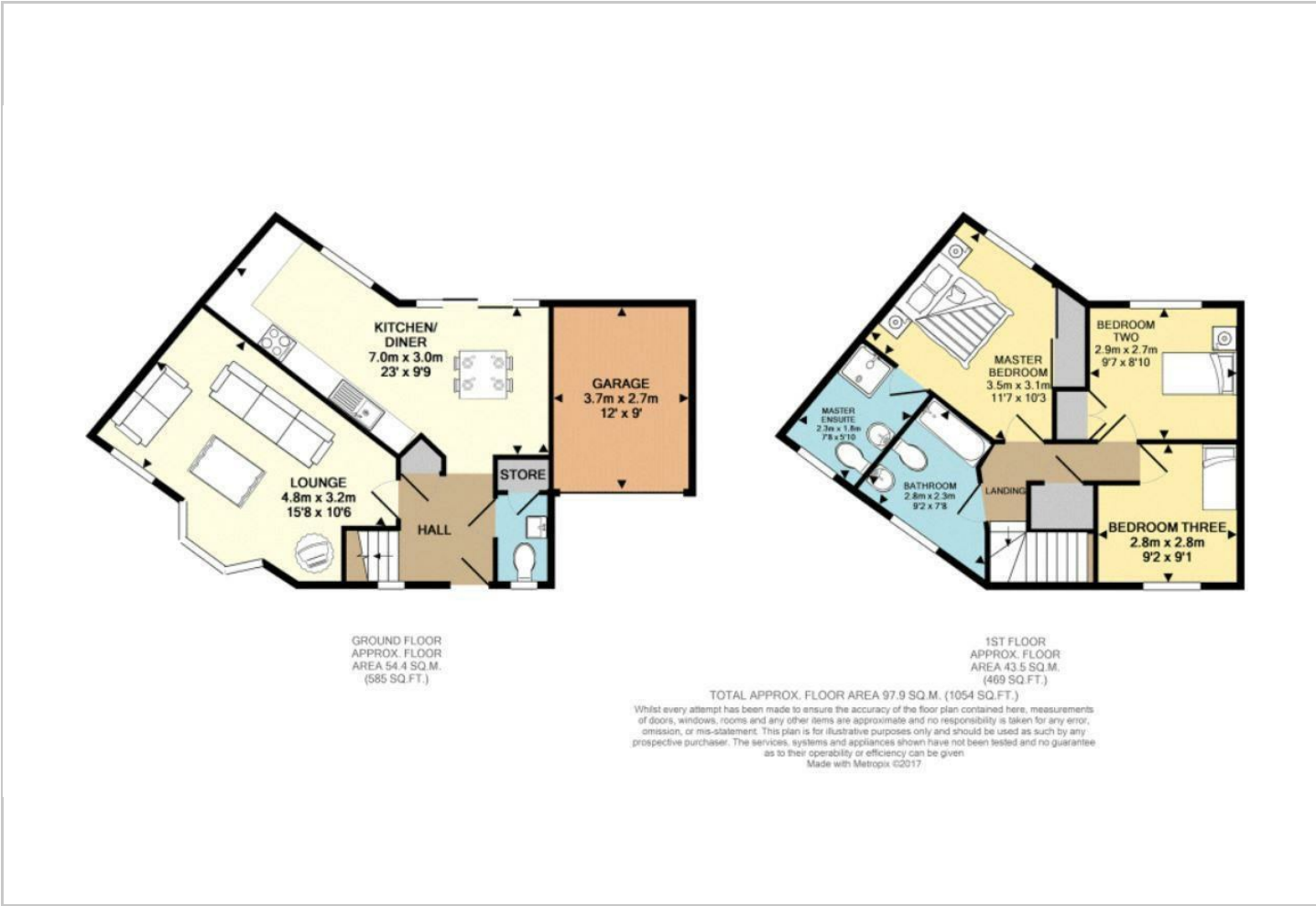
Hybrid Map



Terrain Map



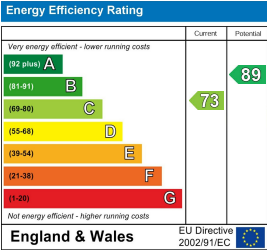
Floor Plan



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



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