REID & ROBERTS

INDEPENDENT ESTATE AGENTS

30 Prospect Drive

Coedpoeth, Wrexham, LL11 3PE

£260,000

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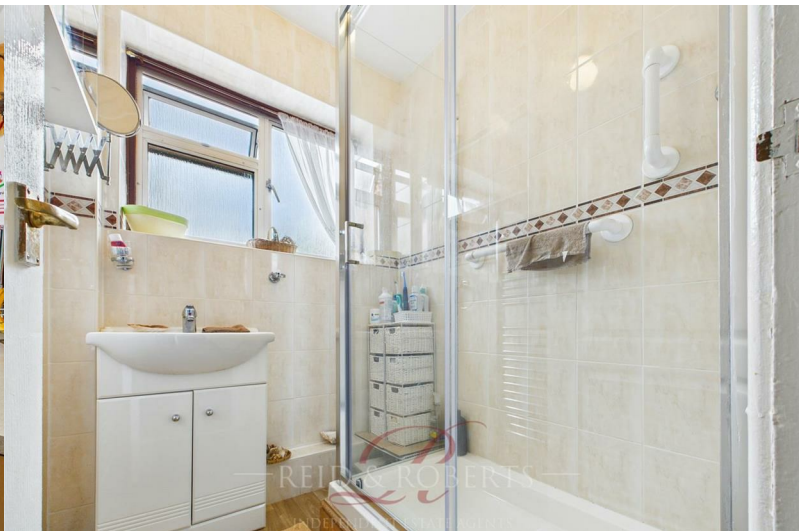

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Entrance Porch
4'6" x 6'4" (1.38m x 1.94m)
Approached via a UPVC double glazed door with UPVC double glazed window to the side elevation. Original exposed brick walls. Further UPVC double glazed door leading into:

Entrance Hall
4'4" x 3'11" (1.34m x 1.21m)
Featuring laminate flooring, double panelled radiator, telephone point, and ceiling light point. Stairs to the first floor accommodation with Under stairs area currently utilised as an office space. Doors lead off to the Kitchen, Rear Porch, W.C, Shower Room, and Lounge.

Kitchen
Fitted with a range of wall, drawer, and base units complemented by worktop surfaces over. Incorporating a 'Zanussi' cooker with four-ring gas hob and extractor fan above, one and a half composite sink unit with mixer tap over. Space for fridge and plumbing for washing machine. Panelled radiator, breakfast bar area with television point. Cupboard housing wall-mounted 'Worcester' combi boiler. Part tiled walls, laminate flooring, and hatch to the Reception Room/Bedroom. UPVC double glazed window to the front elevation.

Downstairs W.C
2'7" x 5'4" (0.80m x 1.63m)
Fitted with a low-level W.C, UPVC frosted window to the rear elevation, fully tiled walls, and laminate flooring.

Shower Room
5'6" x 5'5" (1.68m x 1.67m)
Comprising walk-in shower with sliding doors, wash hand basin set within a vanity unit, heated towel rail, fully tiled walls, and vinyl flooring. Window to the rear elevation

Lounge
12'2" x 12'6" (3.72m x 3.82m)
Feature coal-effect gas fire set on a marble hearth with wooden mantle, television point, panelled radiator, and laminate flooring. Door off to Reception Room/Bedroom and French doors leading to the Dining Room.

Recption Room/ Bedroom Three
10'4" x 9'4" (3.16m x 2.85m)
UPVC double glazed window to the front elevation, laminate flooring, panelled radiator, and hatch through to the kitchen.

Dining Room
9'4" x 7'1" (2.85m x 2.17m)
Laminate flooring, ceiling light point, and UPVC sliding doors opening into:

Sun Room
8'5" x 8'9" (2.57m x 2.67m)
UPVC double glazed windows surrounding on a brick dwarf wall, tiled flooring, television point, and UPVC door leading to the rear garden.

Stairs to the First Floor
Stairs rise from the hallway to the first floor, with ceiling light point, carpeted flooring, and two storage cupboards set within the eaves.

Bedroom One
10'7" x 9'3" (3.24m x 2.84m)
UPVC double glazed window to the front elevation, carpeted flooring, panelled radiator, storage cupboards set within the eaves, and built-in wardrobe with hanging rails and shelving behind sliding mirrored doors

Bedroom Two
10'6" x 9'2" (3.21m x 2.81m)
UPVC double glazed window to the rear elevation, carpeted flooring, panelled radiator, storage cupboards set within the eaves, and built-in wardrobe with hanging rails and shelving behind sliding mirrored doors.

Outside

To the Rear
Decked patio seating area with stepping stones leading down to a gravelled section surrounded by hedging and mature apple trees. Greenhouse and access door to the garage.

To the Front
Handrailing leading up to the entrance with gravelled area, shrubs, and flowerbeds. Off-road parking for two to three vehicles leading to the garage.

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.

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

Road Map

Hybrid Map

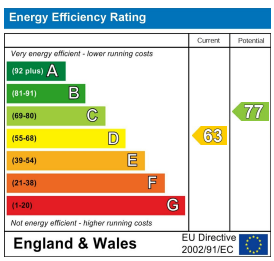
Terrain Map

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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