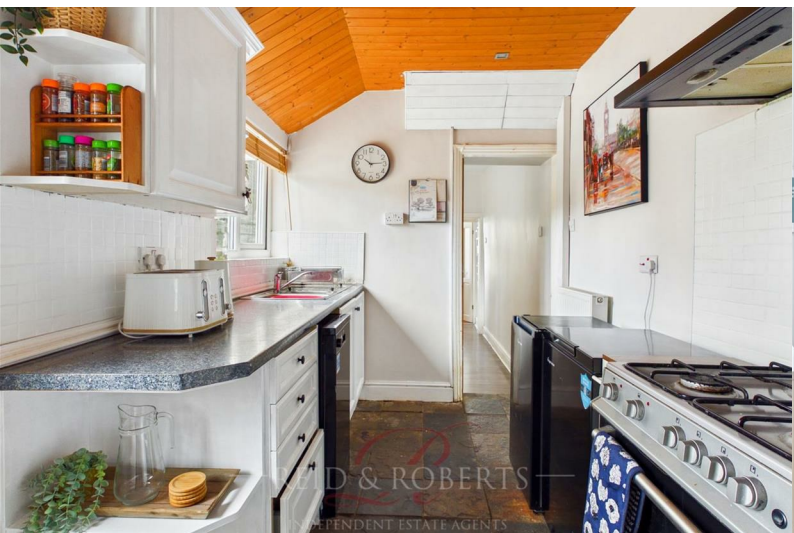




28 New Road

Brynteg, Wrexham, LL11 6PD

Chain Free £160,000



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To the Front

To the front of the property you have off road parking for three to four cars, with fencing to the boundaries. A gate provides access to the rear garden. Attached outbuilding for utilities. Door providing access to the kitchen.

Outbuilding/ Utility

The outbuilding houses the Baxi boiler, together with void and plumbing and space for a washing machine/ dryer

Entrance

Approached via the entrance, the property opens into the kitchen/dining room.

Kitchen

The kitchen is fitted with a range of wall, drawer and base units with worktop surfaces over, incorporating a one and a half bowl stainless steel sink unit. There are splashback tiles and space for a double oven with four ring gas hob over and extractor fan above, together with space for a fridge, freezer and dishwasher.

The kitchen benefits from UPVC double glazed windows to the side elevation and a feature wooden ceiling with inset spotlights. A door provides access through to the dining room.

Dining Room

Laminate flooring, a UPVC double glazed window to the front elevation and double panelled radiator. Cast iron open feature fireplace and useful understairs storage. Door leading to stairs rising to the First Floor and Lounge.

Lounge

The lounge benefits from a cast iron open feature fireplace, double panelled radiator and UPVC double glazed French doors opening onto the rear balcony, enjoying stunning far reaching views across the Cheshire Plain. There is also a UPVC double glazed window to the rear elevation, laminate flooring and telephone and television points.

Stairs to The First Floor Accommodation

Stairs rise to the first floor accommodation, with a UPVC double glazed frosted window to the side elevation. The landing provides access to bedroom one, with an additional step leading to bedroom two and the bathroom.

Bedroom One

UPVC double glazed windows to the rear elevation, enjoying stunning far reaching views. The room benefits from carpeted flooring, a recessed storage area, access to the loft and a double panelled radiator.

Bedroom Two

UPVC double glazed window to the front elevation, carpeted flooring, double panelled radiator, ceiling light point and inset storage area.

Bathroom

Tiled effect vinyl flooring and a three piece suite comprising a low level WC, wash hand basin set into a vanity unit, and panelled bath with spa jets and electric shower over. There is also a heated towel rail and a UPVC double glazed frosted window to the front elevation.

To the Rear

Steps lead down from the balcony to a lower lawned section, with a pathway and gate providing access towards the front of the property. Continuing down a further few steps, you reach a second, more extensive lawned area. The garden is mainly laid to lawn and features mature apple and pear trees, with fencing and hedging forming the boundaries. The garden enjoys the property's impressive far reaching views and provides a variety of areas for outdoor seating, dining and relaxation.

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.

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.

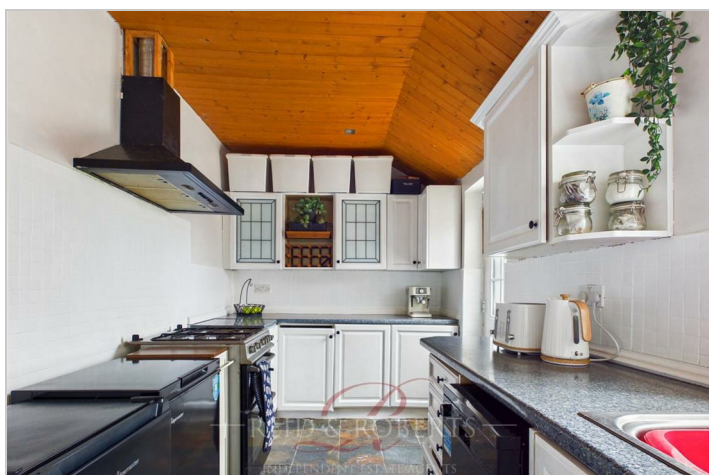
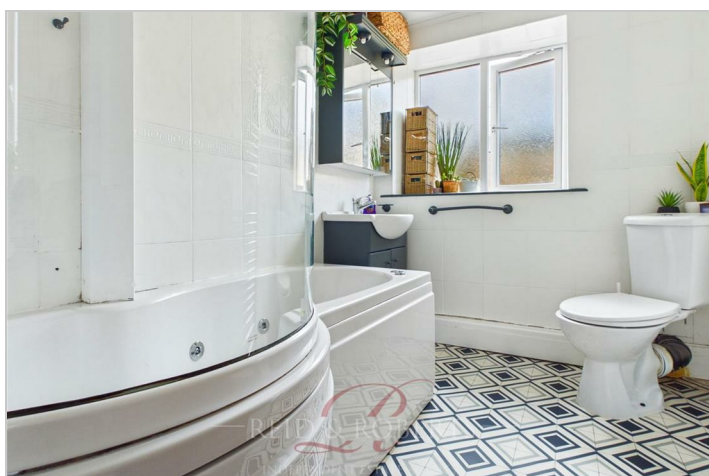
Tenure

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



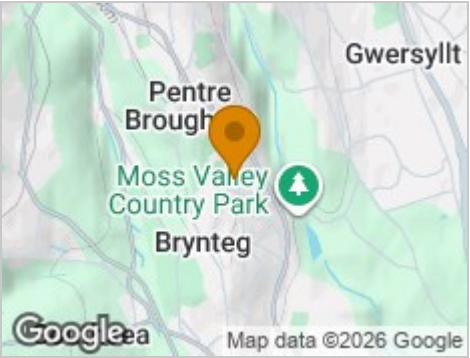
Road Map



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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