



5 Heol Y Felin

Rhosllanerchrugog, Wrexham, LL14 1AT

No Onward Chain £125,000



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Entrance Porch

The property is approached via a UPVC double glazed entrance door leading into the entrance porch. Benefiting from vinyl flooring, a ceiling light point and a UPVC double glazed frosted window to the front elevation allowing for natural light. A door leads through to the lounge.

Lounge

A bright and welcoming reception room, benefiting from newly fitted carpets throughout. A large UPVC double glazed window to the front elevation allows for an abundance of natural light, creating a spacious and airy feel. Further benefits include a single-panelled radiator, ceiling light point, and stairs rising to the first-floor accommodation. An opening leads seamlessly through to the kitchen.

Kitchen

The kitchen is fitted with a range of wall and base units complemented by worktop surfaces incorporating a stainless steel sink unit with mixer tap over. There is space and plumbing for a washing machine, dishwasher, tumble dryer, and freestanding oven. Additional features include vinyl flooring, a single-panelled radiator, ceiling light point, a UPVC double glazed window to the rear elevation, a wall-mounted boiler, door providing access to the rear of the property.

First Floor Accommodation

The landing features carpeted flooring, a ceiling light point, and loft access. Doors lead off to both bedrooms and the family bathroom.

Bedroom One

A generously proportioned bedroom featuring carpeted flooring, a ceiling light point, and a large UPVC double glazed window to the front elevation allowing for an abundance of natural light.

Bedroom Two

A well proportioned bedroom benefiting from carpeted flooring, a ceiling light point, and a large UPVC double glazed window to the rear elevation.

Family Bathroom

The bathroom is fitted with a three-piece suite comprising a panelled bath with mixer tap, waterfall-style shower head, and separate handheld shower attachment. Further features include a low-level WC, wash hand basin with mixer tap over and splashback tiling, vinyl flooring, a single-panelled radiator, ceiling light point, and a UPVC double glazed frosted window to the front elevation.

To The Side

To the side of the property is a private driveway providing convenient off-road parking. A lawned garden area enhances the property's kerb appeal, while access leads through to the rear elevation offering practicality and ease of access.

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.

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.

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.

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.

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

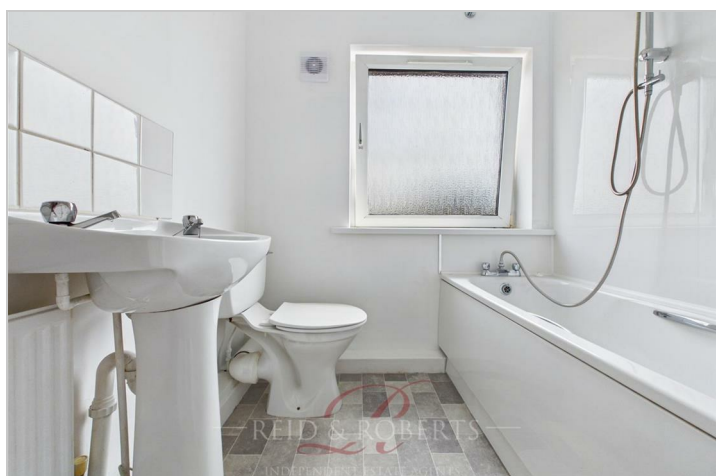
Saturday 9.15am - 4.00pm

DISCLAIMER.

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

Tenure

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



Road Map



Hybrid Map



Terrain Map



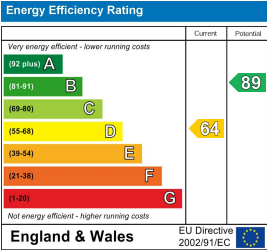
Floor Plan



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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