



## 6 Wrexham Road

Rhostyllen, Wrexham, LL14 4DH

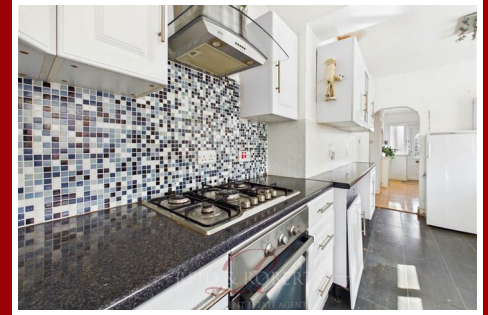
Open To Offers £245,000



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## Entrance Hall

Entered via a UPVC double glazed entrance door, with ample off road parking to the front. The hallway features laminate flooring, double panelled radiator, and ceiling light point, with stairs rising to the first floor accommodation and doors leading to the lounge, dining room, kitchen, and a useful understairs WC.

## Lounge

UPVC double glazed window to the front elevation. Featuring laminate flooring, double panelled radiator, ceiling light point, two wall lights, and feature fireplace set on a marble hearth creating a focal point. Additional features include a television point.

## Dining Room

UPVC double glazed French doors with side windows to the rear elevation allowing plenty of natural light and access to the garden. Featuring laminate flooring, panelled radiator, and ceiling light point.

## Downstairs W.C

Comprising a low level WC set within a vanity unit with shelving and a wash hand basin with mixer tap set in a vanity unit. Featuring tiled flooring and double panelled radiator. UPVC double glazed frosted window to the side elevation.

## Kitchen

Housing a range of wall, drawer and base units with work surfaces over incorporating a 1.5 composite sink unit with mixer hose tap. Integrated 'Gorenje' cooker with four ring gas hob and extractor fan above. Space for a 'Bloomberg' fridge freezer, 'Bosch' fridge, and Bosch washing machine and dryer. Featuring tiled flooring, double panelled radiator, and cupboard housing the Logic combi boiler. Door leading to the sun room.

## Sun Room

Dwarf brick built sunroom with UPVC double glazed windows surrounding, allowing an abundance of natural light, with double glazed doors leading to the rear garden. Featuring laminate flooring, ceiling fan light, power points, and a television point.

## First Floor Accommodation

## Landing

UPVC double glazed window to the side elevation. Featuring carpeted flooring, double panelled radiator, and ceiling light point, with doors leading to all bedrooms and bathroom.

## Bedroom One

UPVC double glazed window to the front elevation allowing natural light into the room. Featuring laminate flooring, double panelled radiator, and ceiling light point.

## Bedroom Two

UPVC double glazed window to the rear elevation. Featuring laminate flooring, double panelled radiator, and ceiling light point.

## Bedroom Three / Office

UPVC double glazed window to the rear elevation. Featuring laminate flooring, double panelled radiator, ceiling light point, and telephone point.

## Bathroom

Comprising a low level WC and wash hand basin set within a vanity unit with cupboards and drawers, and a walk in corner shower cubicle with mains shower featuring jets and waterfall head. Featuring part tiled walls, heated towel rail, double panelled radiator, and access to the loft. A UPVC double glazed frosted window to the rear elevation .

## Outside

The rear garden features a patio seating area and low maintenance lawn, surrounded by shrubs, flowers, and a mature tree, with fencing to the boundaries. There is a garage with power, lighting, and up-and-over door. To the side of the property, a gate provides access to the front, offering potential for additional off road parking.

## 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

#### Tenure

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

#### 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.



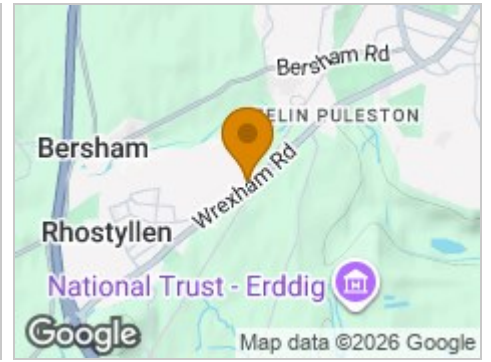
## Road Map



## Hybrid Map



## Terrain Map



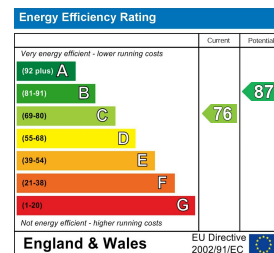
## Floor Plan



## 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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