



## 3 Nant Court Park Road

Coedpoeth, Wrexham, LL11 3TJ

Asking Price £125,000

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## Entrance

Approached via part UPVC double glazed door, with tiled flooring, ceiling light point, and panelled radiator.

## Lounge

UPVC double glazed bay window to the front elevation, panelled radiator, and carpeted flooring. Coal effect electric fire with surround, television point, and telephone point. Archway opening into:

## Kitchen

Fitted with a range of wall, drawer, and base units complemented by worktop surfaces. Space for cooker with four ring gas hob and extractor fan above, space for washing machine and freestanding fridge/freezer. Wall-mounted Worcester boiler. Finished with tiled flooring, panelled radiator, and UPVC double glazed window to the front elevation.

## Inner Hallway

Doors leading off to Bedrooms, Wet Room, and spacious storage cupboard.

## Bedroom One

UPVC double glazed window to the rear elevation. Housing a range of fitted wardrobes, over-bed storage with shelving and rails. Carpeted flooring, panelled radiator, and ceiling light point.

## Bedroom Two

UPVC double glazed window to the rear elevation. Fitted wardrobes with shelving, rails, and drawers. Carpeted flooring, panelled radiator, and ceiling light point.

## Wetroom

Three-piece suite comprising Geberit low-level flush

WC, wash hand basin, and adaptable walk-in electric 'Mira' shower. Panelled radiator, ceiling light point, and part-tiled walls.

## Outside

To the front of the property there is off-road parking together with a small seating area, ideal for enjoying the outside space. To the rear, there is a shared access pathway providing space for waste bins and washing line.

Two Visitor parking spaces to the front.

## Additional Information

Leasehold Information: £12.50 every 6 months, service charge £187.74 per annum, Building Insurance last year was £302.72 per annum/ This year £315.60.

## Council Tax Band.

Band: B

## 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.

Tel: 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.

### Services.

The agents have not tested the appliances listed in the particulars.

### Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

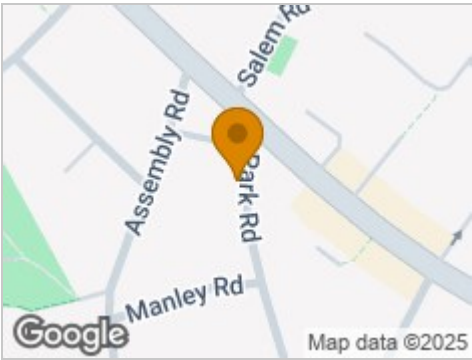
### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



Road Map



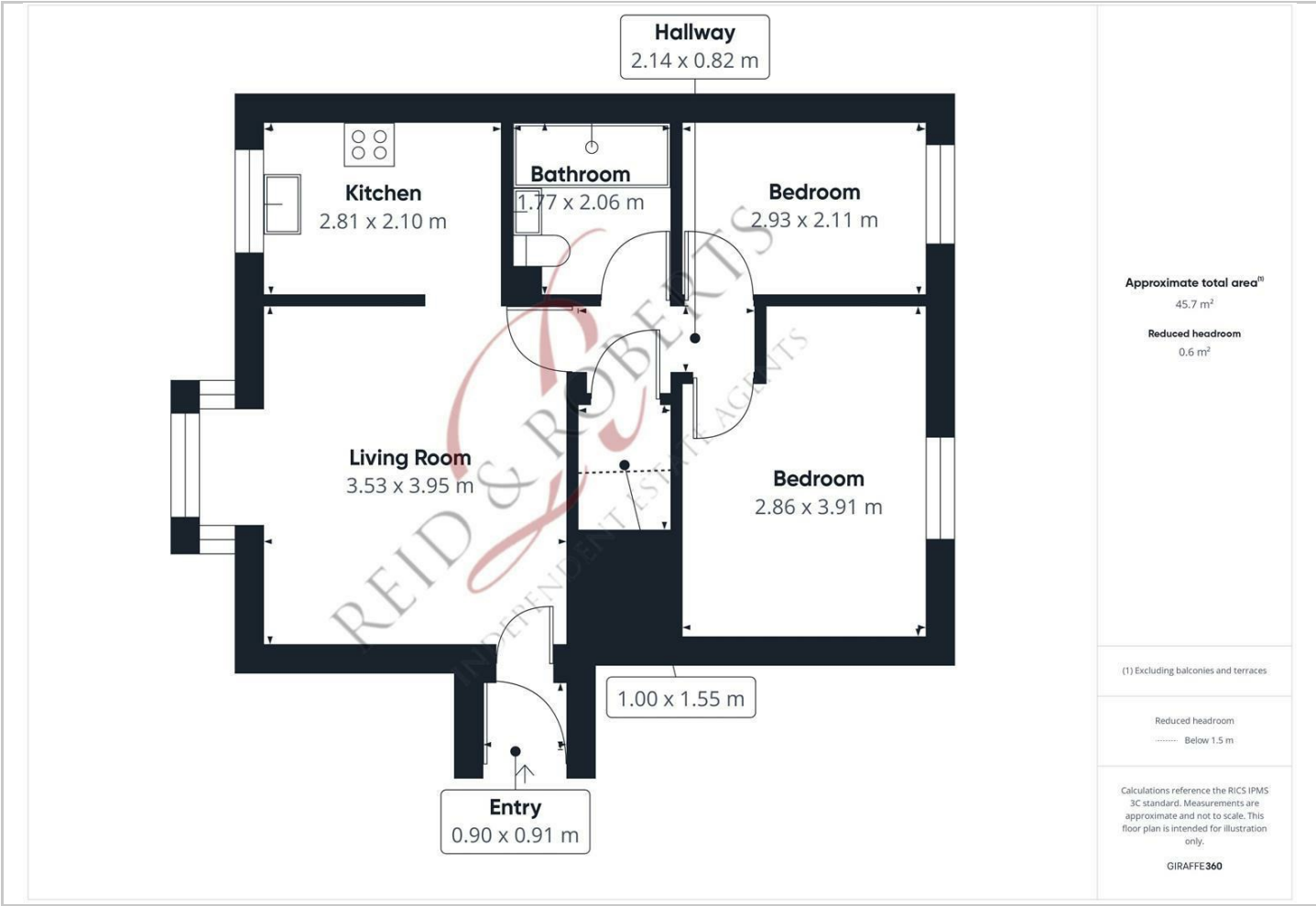
Hybrid Map



Terrain Map



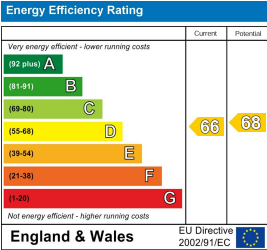
Floor Plan



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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