



2 Meredith Street

Wrexham, LL13 7RN

£175,000



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Entrance Porch

Approached via a composite front entrance door opening into a porch area with tiled effect flooring and ceiling light point. Door leads into:

Siting Room

UPVC double glazed bay window to the front elevation. Featuring a multi fuel log burner set on a brick and quarry tiled hearth, newly fitted carpeted flooring and wall lights. Opening leads through to:

Lounge

UPVC double glazed French doors to the rear elevation, providing access to the courtyard garden. Featuring a double panelled radiator, wall lights, telephone point, newly fitted carpeted flooring and stairs rising to the first floor accommodation. Door to:

Kitchen

Fitted with a range of modern wall, drawer, and base units with luxury laminate worktops over. Inset ceramic sink unit with mixer tap. Integrated AEG electric oven, five ring gas hob with extractor fan over, and space for freestanding fridge/freezer. Tiled flooring, panelled radiator, and UPVC double glazed window to the side elevation. Opening into:

Utility Room

Fitted with Laminate granite effect worktops and tiled walls. Space and plumbing for washing machine and dryer. UPVC double glazed frosted window to the side elevation and UPVC door giving access to the rear courtyard.

Downstairs WC

Fitted with a low level flush W.C. and wash hand basin. Fully tiled walls, panelled radiator, and UPVC double glazed frosted window to the side elevation.

Stairs to the First Floor

Providing access to all first floor rooms and loft space. Panelled radiator. Newly fitted carpeted flooring.

Bedroom One

Two UPVC double glazed windows to the front elevation. Double bedroom with newly fitted carpeted flooring, ceiling light point, and panelled radiator.

Bedroom Two

UPVC double glazed window to the rear elevation. Double bedroom with newly fitted carpets, ceiling light point, and double panelled radiator.

Family Bathroom

Fitted with a luxury four piece suite comprising walk in mains shower with handheld attachment, freestanding bath with mixer tap and handheld shower, vanity unit with inset wash hand basin, and low level W.C. Mixture of solid brick, cladding, and tiled walls. LVT vinyl flooring, panelled radiator, and UPVC double glazed frosted window to the rear elevation. Door gives access to storage cupboard housing Worcester combination boiler with shelving.

Outside

To the front Steps leading up to the front entrance. To the rear is a fully enclosed courtyard garden with seating area and brick-built boundary walls. Outdoor storage shed and gate giving access to a shared pathway.

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.

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.

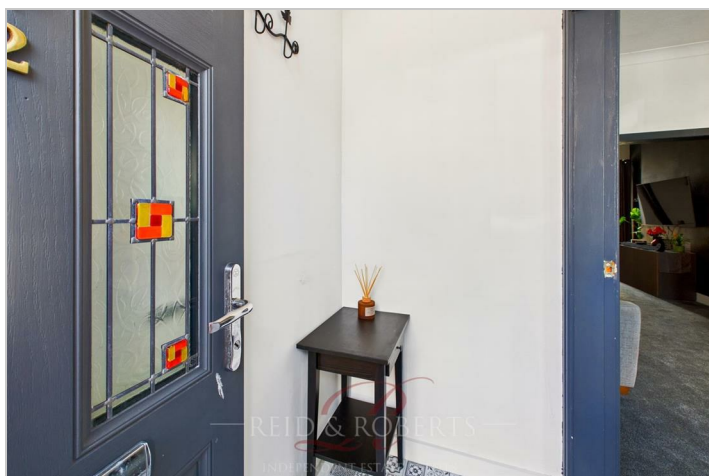
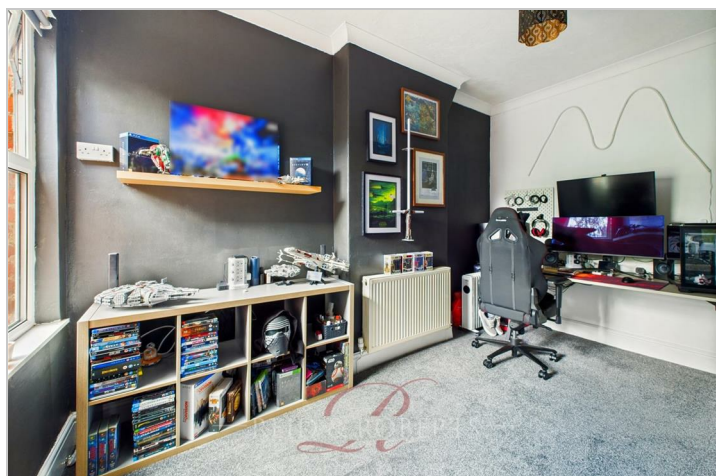
Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

Floor Plan.

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.



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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