

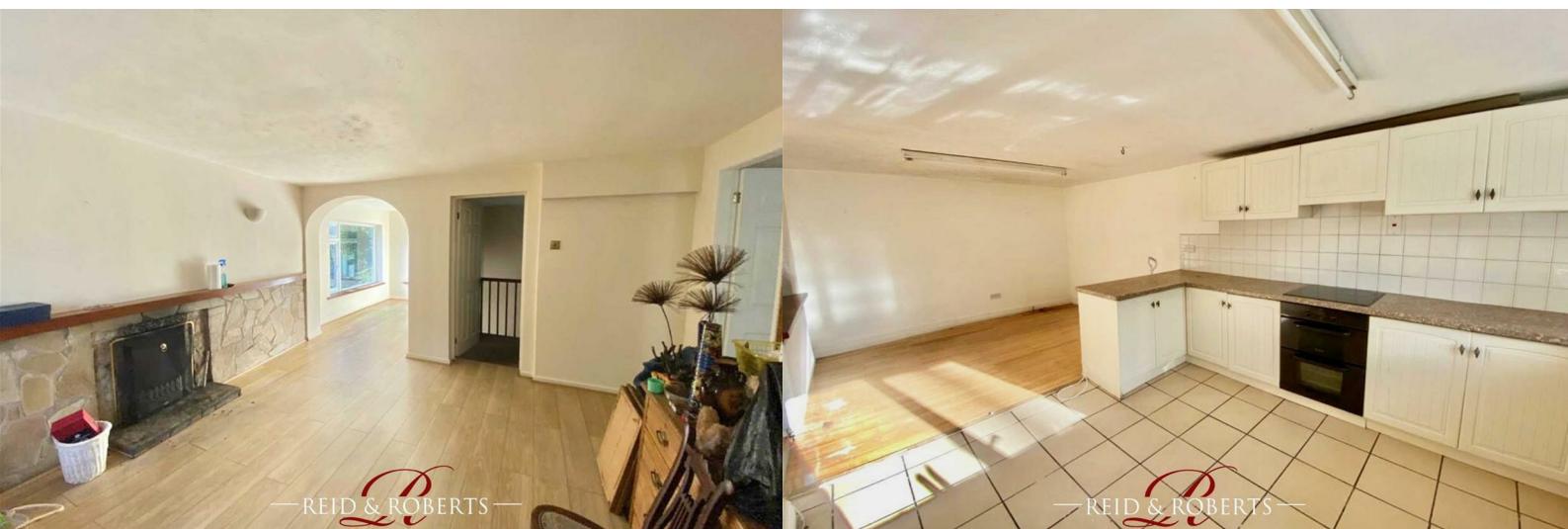


—REID & ROBERTS—

## Minera Road

Ffwrdd, Cefn Y Bedd, LL12 9TR

Chain Free £165,000



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## Lounge

10'9" x 13'11" (3.268 x 4.247)

Entrance via uPVC door, uPVC double glazed window to the front elevation, double panelled radiator with textured coved ceiling, open fire with feature fire surround, laminate flooring. Two wall lights.

## Sun Room

10'9" x 6'10" (3.268 x 2.079)

Upvc double glazed window to the side and rear elevation with riverside views. Wood effect laminate flooring. Panel radiator.

## Bedroom One

8'4" x 13'0" (2.535 x 3.968)

This bedroom is located on the second floor, Upvc double glazed window to the front and rear elevation, with double panelled radiator, inset ceiling lights and laminate flooring.

## Landing Area

Stairs leading to lower floor, Loft access.

## First Floor Accommodation

### Bedroom Two

11'6" x 11'6" (3.505 x 3.502)

Upvc double glazed window to the side elevation, fitted with wardrobes with storage space and mirrored sliding doors. Textured coved ceiling, laminate flooring,

### Bedroom Three

11'10" x 10'5" (3.605 x 3.17)

UPVC double glazed window to the side elevation, double panelled radiator, with textured coved ceiling, laminate flooring and two fitted wall lights.

## Bathroom

6'10" x 10'6" (2.079 x 3.202)

Fitted with a three piece suite comprising of a Corner panelled bath with mixer taps and hose and shower attachment over, low flush w.c and wash hand basin.. With storage cupboard and hand towel rail. Tiled flooring and part tiled walls. Panelled radiator. Upvc double glazed frosted window to the side elevation.

## Ground Floor

### Rear Entrance

Upvc double glazed door to the side elevation, panel radiator, stairs leading to first floor. Door leading into Kitchen/Diner

## Kitchen/Dinning Room

22'2" x 11'1" (6.759 x 3.389)

This Spacious Kitchen offers a range of wall, base and drawer units with worktop surfaces over, Built in 'Fagor' 4 ring electric hob with cooker hood above and 'Hotpoint' electric Oven, with splash back tiling. Inset stainless steel sink unit with mixer taps over. Space for Dishwasher. Laminate and tiled flooring. panelled radiator, Upvc double glazed window to the rear elevation over looking the rear gardens. Door leading into;

## Utility Room

7'5" x 10'11" (2.262 x 3.334)

Double glazed Upvc window to the rear elevation, with base units and worktop surfaces over, stainless steel sink unit with mixer tap over, Freestanding 'Trianco' Oil fired Boiler. Splash back tiles and tiled flooring. Upvc door to the side providing access to the rear garden.

## Outside

The property is accessed via a pathway which leads to the front entrance, to the side of the property there are steps that lead to the side entrance which is on the ground floor level. To the Rear you will find generous sized gardens with elevated woodlands Riverside views to the rear left of the property.

## Services

Mains electricity is connected, water is provided via a natural well, Septic Tank drainage and Oil heating (None of the services have been tested.)

## Directions

From Wrexham take the A541 Mold Road for about 3 miles into Cefn-y-Bedd, continuing under the bridge and taking the first turning left signposted to Ffwrdd. Turn left into the carpark just before the Ffwrdd pub and the property will be seen as the first house on the right hand side next door to the Ffwrdd Public House .

## Viewing Arrangements

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

### To Make An Offer - TO MAKE AN OFFER - MAKE AN APPOINTMENT

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

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.

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

## Loans

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 - 5.30pm

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.

## Additional Information

Local Authority

Flintshire

Council

Tax Band: B Annual Price:£1,412 (avg)

## Property Misrepresentation Act 1967

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## Road Map



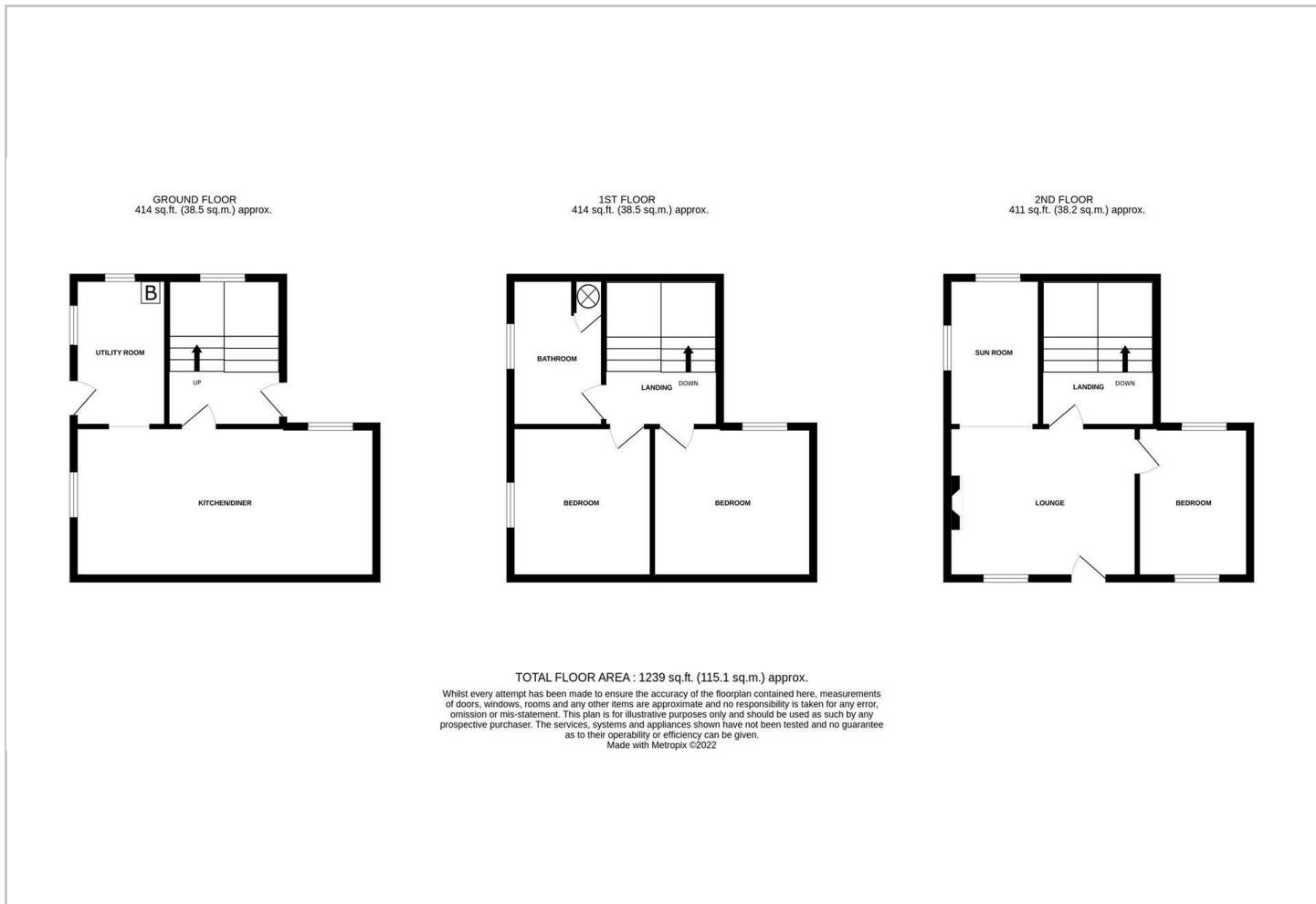
## Hybrid Map



## Terrain Map



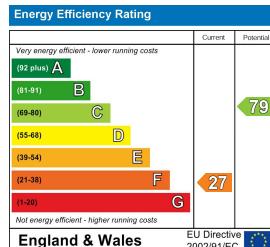
## Floor Plan



## 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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