



3 Oakdale

Ponciau, LL14 1SN

£115,000



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Entrance Porch

Approached via UPVC entrance door with UPVC double glazed windows to the front and side elevations, ceiling light point, and vinyl flooring.

Lounge

UPVC double glazed window to the front elevation, dormant fireplace with original brick surround, double panelled radiator, ceiling light point, carpet flooring, and stairs rising to the first floor. Open archway to:

Dining Room

UPVC double glazed window to the rear elevation, dormant fireplace with original brick surround, double panelled radiator, ceiling light point, carpet flooring, and door into Kitchen.

Kitchen

Housing a range of grey high-gloss wall and base units with complementary worktop surfaces, stainless steel sink unit with mixer tap, two UPVC double glazed windows to the side elevation, part tiled walls, vinyl flooring, space for cooker, void and plumbing for washing machine. Door leading to the rear.

Stairs to the First Floor

Landing:
Carpet flooring. Ceiling light point and loft access.

Bedroom One

Two UPVC double glazed windows to the front elevation, storage cupboard, panelled radiator, ceiling light point, and carpet flooring.

Bedroom Two

UPVC double glazed window to the rear elevation, wall-mounted Potterton boiler, panelled radiator, ceiling light point, and carpet flooring.

Bathroom

Fitted with a three-piece suite comprising panelled bath with Triton electric shower over, wash hand basin, low-level WC, part tiled walls, vinyl flooring, UPVC frosted window to the rear elevation.

Outside

To the rear, there is a paved courtyard with gated access leading to shared pathway.

EPC Rating.

TBC

Council Tax Band.

TBC

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.

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.

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.

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.

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.

Council Tax Band.

TBC

Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



Road Map



Hybrid Map



Terrain Map



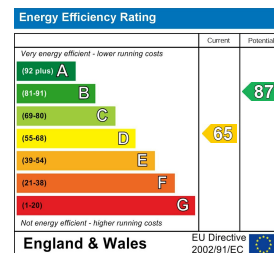
Floor Plan



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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