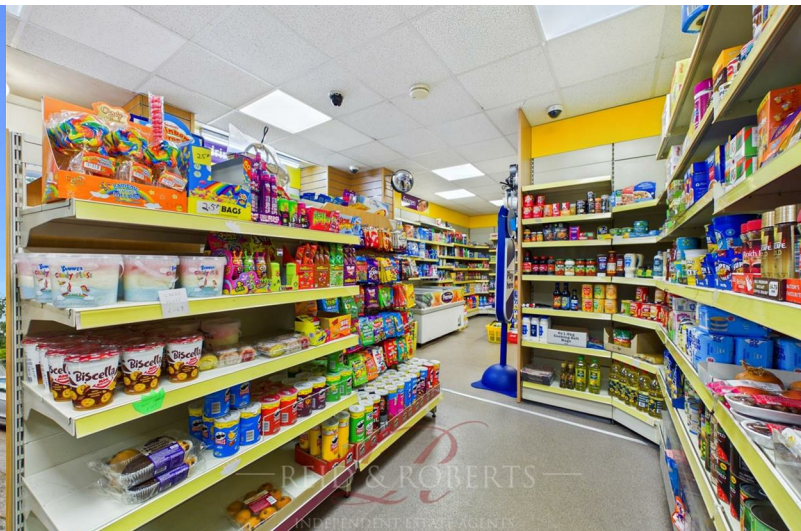




## Rhosrobin Road

New Rhosrobin, Rhosrobin, Wrexham, LL11 4RA

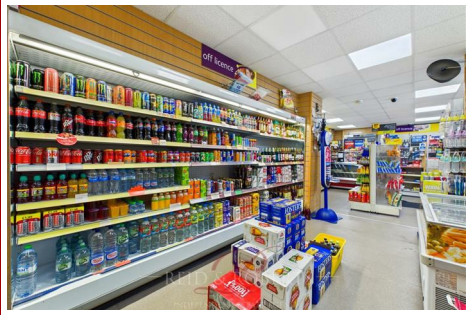
£370,000



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## Shop/Retail Area

36'1" x 12'6" m (11.00 x 3.82 m)

A spacious commercial retail unit extending to approximately 80m<sup>2</sup>, offering a versatile sales area suitable for a variety of business uses. The space benefits from a suspended ceiling, smoke and heat detectors, and ample room for displays, stock, and customer service areas. A range of shop fittings may be available by separate negotiation.

## Rear Hallway

8'11" x 8'9" (2.72 x 2.69m )

Providing access to the rear section of the commercial premises, with doors leading through to the storage areas and WC facilities.

## Store Rooms

9'0" x 19'6" (2.75 x 5.95m )

A useful storage area divided into two sections, providing excellent space for stock storage, office use, or ancillary business requirements.

## W.C

2'11" x 4'1" (0.89 x 1.27m )

Conveniently positioned within the commercial premises and fitted with WC facilities.

## Open-Plan Lounge / Dining / Kitchen

25'8" x 6'11" (7.84 x 2.13m)

A bright and welcoming open-plan living space, ideal for modern day living. The lounge and dining area benefit from wood-effect flooring, a panelled radiator, and UPVC double glazed French doors providing access to the rear garden and allowing for plenty of natural light.

Open through to the kitchen, which is fitted with a range of wall, drawer, and base units with complementary worktop surfaces over, incorporating a one and a half bowl ceramic sink unit with mixer tap over. Integrated oven with gas hob and extractor fan above, tiled splashback, space for a fridge, and space and plumbing for a washing machine. A useful larder cupboard provides additional storage. UPVC double glazed window to the rear elevation.

## Sun Room

5'10" x 5'1" (1.79 x 1.57m)

Providing additional storage space together with plumbing and space for laundry appliances including a washing machine and tumble dryer. UPVC part glazed door providing external access.

## First Floor Accommodation

25'7" x 3'3" (7.81 x 1.01m )

UPVC double glazed window to the rear elevation allowing for natural light. Doors lead off to three bedrooms and the family bathroom.

## Bedroom One

14'9" x 9'8" (4.50 x 2.95m )

A well-proportioned double bedroom featuring wood-effect flooring, a panelled radiator, and a UPVC double glazed window to the front elevation allowing for natural light.

## Bedroom Two

10'7" x 11'2" (3.25 x 3.41m)

A spacious bedroom featuring wood-effect flooring, a panelled radiator, built-in wardrobes providing useful storage, and a UPVC double glazed window to the front elevation.

## Bedroom Three

10'4" x 9'8" (3.17 x 2.96m )

A further double bedroom benefiting from wood-effect flooring, a panelled radiator, and a UPVC double glazed window to the front elevation.

## Bathroom

10'3" x 6'10" (3.13 x 2.09m )

Fitted with a three-piece suite comprising a panelled bath with shower attachment, pedestal wash hand basin, and low-level WC. Additional features include fully tiled walls, vinyl flooring, a panelled radiator, a built-in storage cupboard housing the boiler, and a UPVC double glazed window to the rear elevation.

## Outside

The property benefits from a generous rear garden, offering excellent outdoor space for the residential accommodation. Further benefits include a detached garage and ample off-road parking, providing practicality and convenience for both residential and commercial use.

## Summary

### 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.

Tel: 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.

### 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.

### Services.

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

### 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.

### 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.

### 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

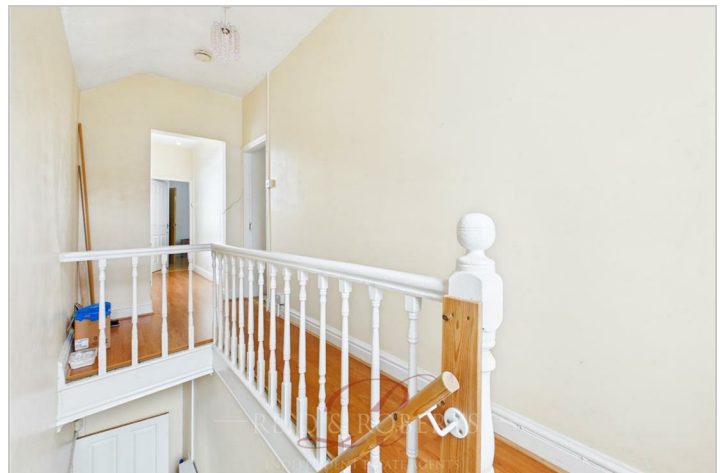
Saturday 9.15am - 4.00pm

### 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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