



15 Aran Road

Wrexham, LL12 7BS

£195,000



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Entrance Hallway

Upvc double glazed door to the front elevation, panel radiator, tiled floor.. door leads to a storage cupboard. Door leading to Kitchen and Lounge

Lounge

18'10" x 10'2" (5.75 x 3.12)

feature fire surround that accommodates an electric fire, set upon a tiled hearth. Additional amenities include a panel radiator and a TV aerial point. The front and rear areas are adorned with UPVC double-glazed windows, complemented by ceiling light fixtures and carpeted floors.

Kitchen/ Dining Room

18'10" x 10'2" (5.75 x 3.12)

The kitchen is designed with an array of sleek high-gloss cream wall, drawer, and base units, topped with work surfaces. It boasts a stainless steel sink unit with mixer taps, a built-in oven, and a four-ring gas hob with an overhead cooker hood. Additional features include space for a washing machine and fridge/freezer, inset ceiling lighting, tiled flooring, a panel radiator, and UPVC double-glazed windows on both the front and rear

Rear Entrance

Upvc double glazed door to the rear, stairs leading to the first floor.

First Floor

Bedroom One

11'6" x 10'2" (3.51 x 3.10)

Upvc double glazed window to the rear elevation, storage cupboard housing the 'Ideal' combination boiler, panel radiator and carpeted flooring.

Bedroom Two

14'7" x 7'11" (4.46 x 2.42)

built-in wardrobes that include sliding mirrors, complemented by shelving and drawers for extra storage

space. Additionally, there is a panel radiator, TV aerial point and a UPVC double-glazed window located at the rear elevation

Bedroom Three

10'1" x 7'1" (3.08 x 2.16)

features overhead storage and a wardrobe, along with a panel radiator and a UPVC double-glazed window facing the front elevation.

Bathroom

Three-piece white suite consists of a wash hand basin, a low-level WC, and a panel bath with an overhead shower hose. It is complemented by tiled walls, an extractor fan, a chrome heated radiator, and frosted UPVC double-glazed windows at the front.

Outside

Gardens to front as well as pathway to front.

To The Front

At the front of the property, there is a gated entrance that provides access to a pathway leading to the main entrance, complemented by lawned gardens on both sides.

To The Rear

The rear of the property boasts an artificial lawn garden, complete with a paved seating area sheltered by a canopy. There is also a gated entrance that provides access to the detached single garage. Fully enclosed by fencing.

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.

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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.

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.

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.

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.

EPC Rating.

TBC

Council Tax Band.

TBC



Road Map



Hybrid Map



Terrain Map



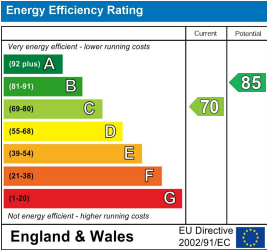
Floor Plan



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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