



31 High Street

Wrexham, LL13 8HY

£350,000



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## Wrexham City Centre

Wrexham High Street is the heart of the city, seamlessly blending rich history with modern living. Once the traditional center of Wrexham, the High Street was home to the city's original shops and markets, and today, it continues to offer a vibrant mix of cultural and commercial attractions. At its beginning stands the stunning St. Giles Church, one of the Seven Wonders of Wales.

As you explore further, you'll find a lively range of modern amenities, including cafes, bars, restaurants, and clubs, offering something for everyone. The Butchers Market Hall, a historic building along the High Street, stands as a testament to Wrexham's heritage, while Ty Pawb serves as a cultural hub, offering a food court, art exhibitions, and live events. Wrexham High Street is a dynamic blend of past and present, making it an ideal spot to experience the true essence of the city.

## 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.

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.

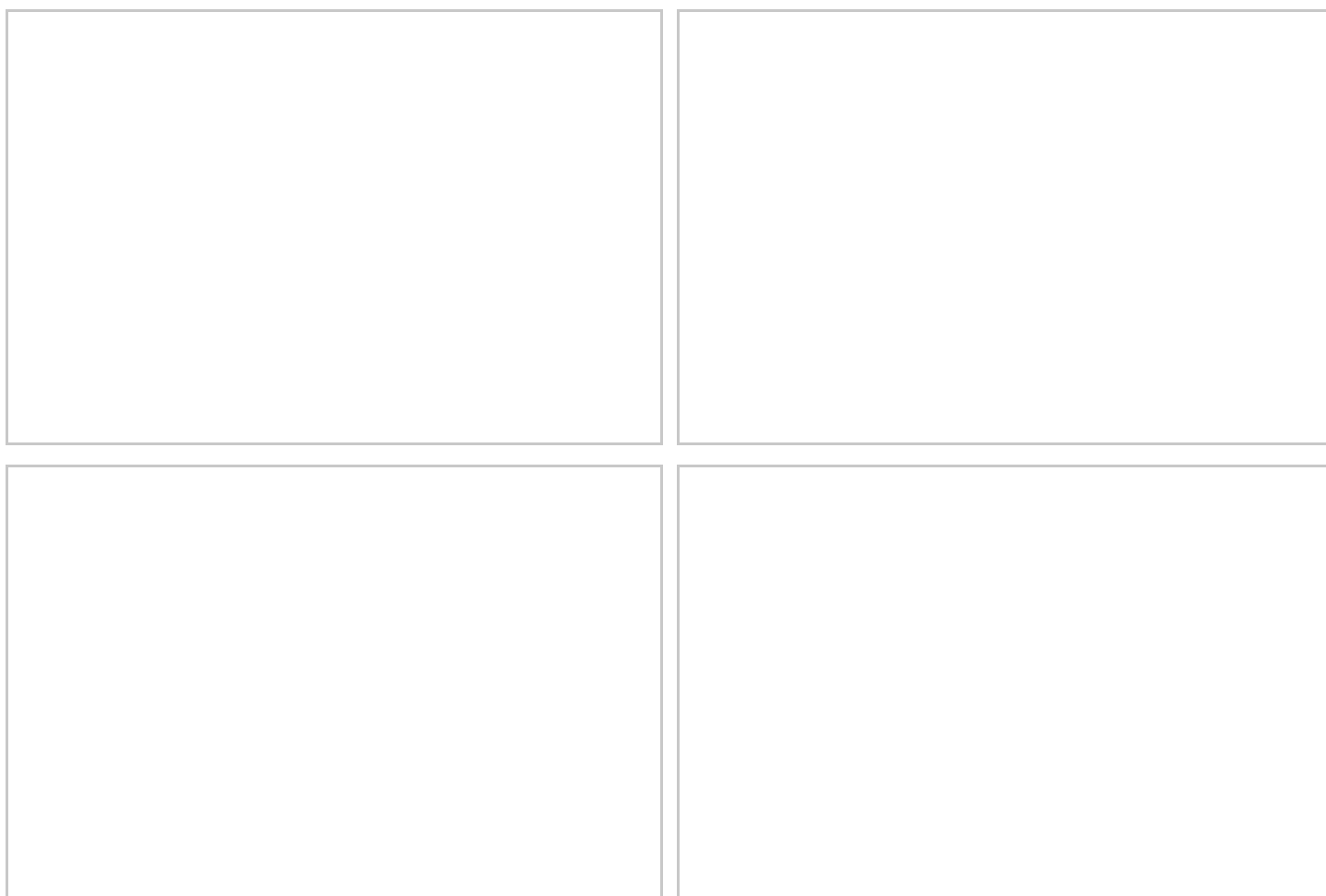
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

## 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



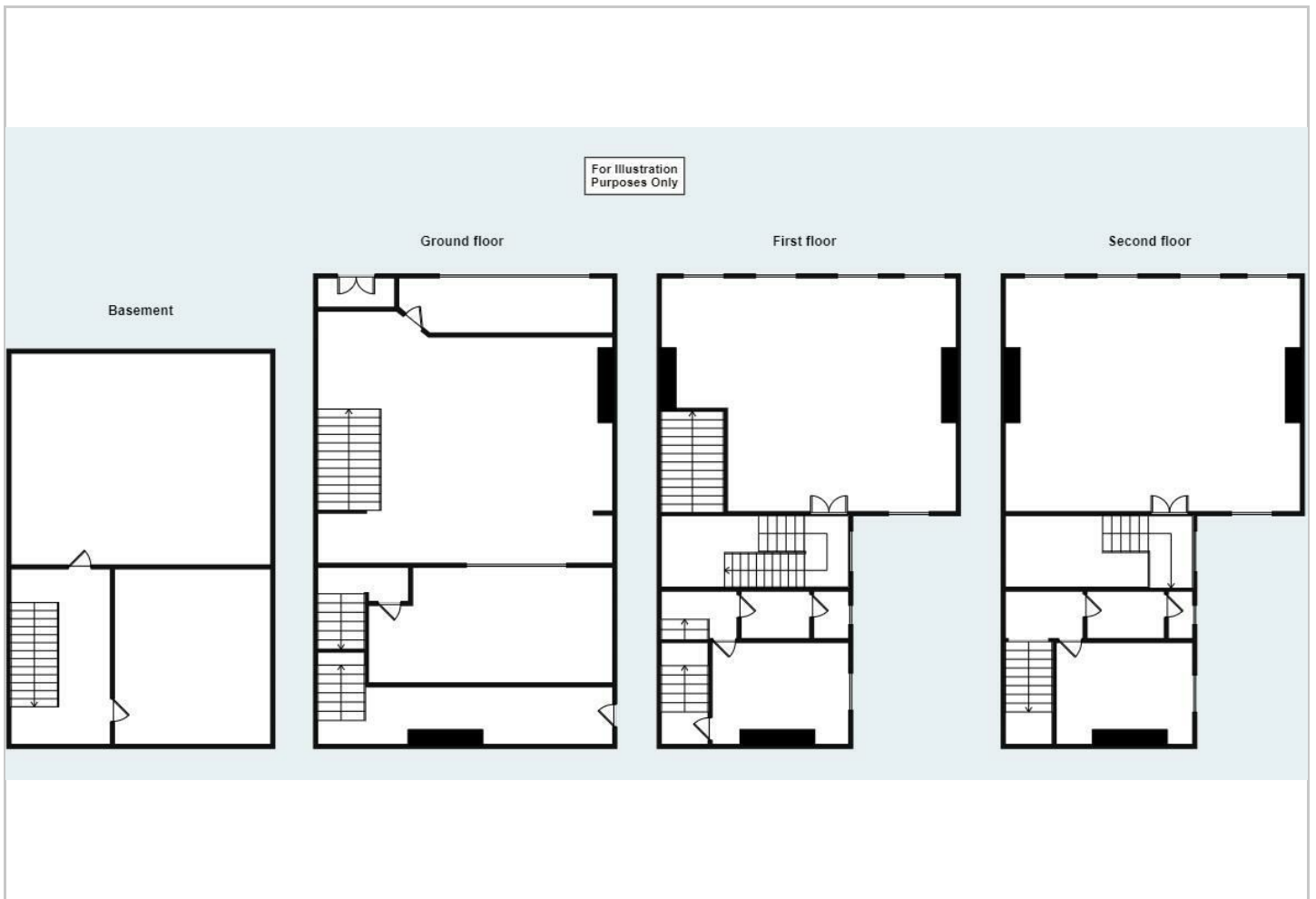
## Hybrid Map



## Terrain Map



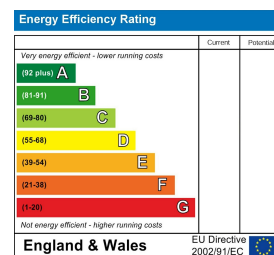
## Floor Plan



## 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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