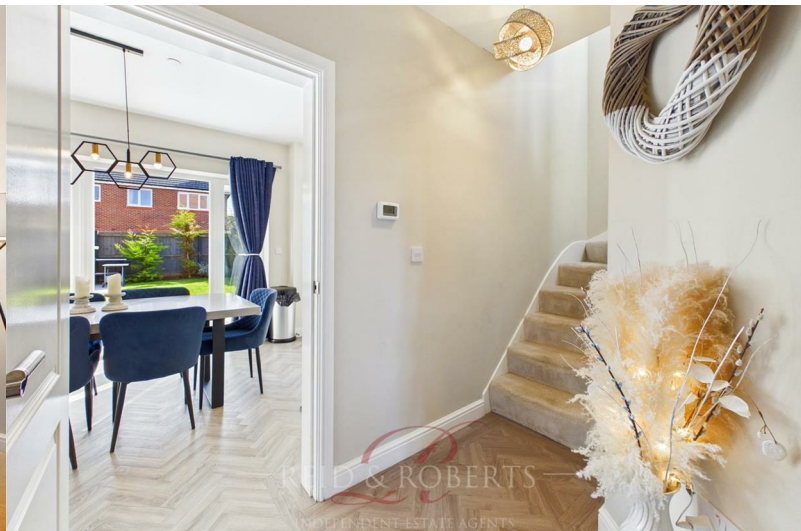




## 44 Prestwich Gardens

Llay, Wrexham, LL12 0QE

£365,000



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## To The Front

To the front of the property there is off-road parking for two vehicles with access to the garage via an up and over door. The property also benefits from a car charging port. UPVC entrance door leading into the property.

## Entrance Hallway

4'1" x 15'1" (1.27 x 4.60m)

A welcoming hallway entered via a UPVC door, featuring permanent karndean flooring, double panelled radiator and ceiling light points. Carpeted stairs rise to the first floor accommodation. Doors lead to the office/study, living room and kitchen/dining room.

## Lounge

11'5" x 18'4" (3.49 x 5.60m)

A well-proportioned and bright living room with carpeted flooring, ceiling light point and double panelled radiator. UPVC double glazed bay window to the front elevation allows plenty of natural light to fill the room.

## Study/Office

8'2" x 9'0" (2.49 x 2.76m)

A versatile study/office space, formerly part of the garage conversion, featuring vinyl karndean flooring and ceiling light point. The room also benefits from a wall mounted electric heater and an internal door providing access to the garage, offering flexibility for a variety of uses including home working or additional storage.

## Kitchen/Diner

18'10" x 11'10" (5.76 x 3.62m)

A modern kitchen/dining room fitted with a range of wall and base units with complementary work surfaces over incorporating a 1.5 bowl stainless steel 'Zanussi' sink unit with mixer tap. Integrated 'Zanussi' five ring gas hob with extractor fan above and splashback. Further integrated appliances include a dishwasher and fridge freezer. UPVC double glazed window to the rear elevation. Permanent karndean flooring, inset ceiling spotlights and double panelled radiator. There is ample space for a dining table, while UPVC patio doors open onto the rear garden, creating a lovely indoor-outdoor feel. Doors lead to the utility room and hallway.

## Utility Room

5'7" x 6'1" (1.72 x 1.86m)

A convenient utility room with permanent karndean flooring and ceiling light point. Fitted worktops incorporating a stainless steel sink unit with mixer tap. Space and plumbing for washing machine and tumble dryer,

and housing a four-year-old 'Ideal' boiler. Double panelled radiator. UPVC door leading to the rear garden and internal door to the W.C.

## Downstairs W.C

5'10" x 2'11" (1.78 x 0.89m)

Fitted with a low level flush W.C and wash hand basin with mixer tap with splashback tiling. Permanent karndean flooring and double panelled radiator. Ceiling light point and UPVC double glazed frosted window to the side elevation.

## First Floor Accommodation

Carpeted flooring with two ceiling light points and loft access. Double panelled radiator. Doors leading to all four bedrooms, family bathroom and storage cupboard.

## Principle Bedroom

10'7" x 14'9" (3.23 x 4.51m)

A generous double bedroom with UPVC double glazed window to the front elevation, carpeted flooring and double panelled radiator. Fitted sliding mirrored wardrobe doors, wall mounted bedside table lights, television aerial point and ceiling light point. Door leading to the en-suite.

## En-Suite

8'7" x 9'1" (2.63 x 2.77m)

Fitted with marble effect tiled flooring, low level flush W.C and wash hand basin with mixer tap with splashback tiling. Sliding shower cubicle with partially tiled walls. Inset ceiling spotlights, double panelled radiator and UPVC double glazed frosted window to the side elevation.

## Bedroom Two

10'4" x 12'2" (3.16 x 3.73m)

A double bedroom with carpeted flooring, UPVC double glazed window to the rear elevation, double panelled radiator and ceiling light point.

## Bedroom Three

11'10" x 8'3" (3.61 x 2.54m)

A double bedroom with carpeted flooring, UPVC double glazed window to the front elevation, panel radiator and ceiling light point.

## Bedroom Four

8'2" x 9'1" (2.50 x 2.77m)

A double bedroom with carpeted flooring, panel radiator, UPVC double glazed window to the rear elevation and ceiling light point.

Tel: 01978 353000

### Family Bathroom

6'9" x 5'6" (2.08 x 1.70m)

A modern family bathroom fitted with a panelled bath with mixer tap, electric 'Aqualisa' shower and shower screen, wash hand basin with mixer tap, and low level W.C. Tiled flooring and partially tiled walls. Wall mounted heated towel rail, inset ceiling spotlights and UPVC double glazed frosted window to the rear elevation.

### To The Rear

A well-presented and south facing rear garden which is partially laid to lawn and features porcelain tiled areas ideal for relaxing and entertaining. The garden also benefits from an sprinkler system and side access leading to the front of the property.

### Additional Information

The property benefits with an addition two car space due to no through road and part ownership of private drive.

The house is still under 6 years warranty with NHBC.

### 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.

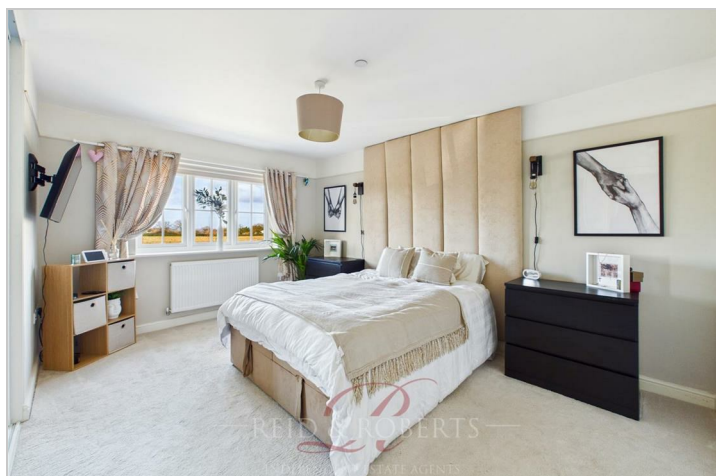
### Loans.

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



Road Map



Hybrid Map



Terrain Map



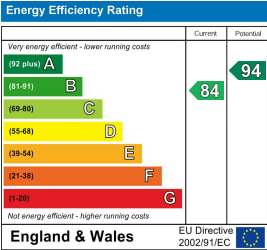
Floor Plan



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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