



## Gwylfa Francis Road

Moss, Wrexham, LL11 6EH

£325,000



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## First Level

### Entrance Hallway

The property is entered via a wooden double glazed entrance door leading into a welcoming hallway. Featuring wood effect laminate flooring and inset ceiling spotlights, the hallway provides doors to a convenient WC, a useful storage cupboard with shelving and hanging rail, and the kitchen/Diner. Stairs descend to the lower level accommodation.

### W.C

A convenient WC with wood effect laminated flooring, wash hand basin with mixer tap over and complementary splashback tiling, low flush WC, inset ceiling spotlights and a double panelled radiator.

### Kitchen/ Diner

Well appointed kitchen, fitted with a range of wall, base, and drawer units with complementary worktop surfaces. Integrated appliances include a fridge freezer, oven with four ring gas hob and extractor fan, and a BEKO dishwasher. The room is bright and airy with inset ceiling spotlights, two double-panelled radiators, and double-glazed windows to the rear elevation, offering stunning views. There is space for a dining table or seating area, creating a versatile kitchen/dining or sitting space. Wood effect laminate flooring. A door leads through to the utility room.

### Utility Room

A convenient space continuing with wood effect laminate flooring, fitted with base units and worktops. There is plumbing for a washing machine and a wall mounted Worcester boiler. Features include a double panelled radiator, inset ceiling spotlights, loft access, and a door leading through to the garage.

## Second Level

Double glazed window to the side elevation. Doors lead off to the lounge, bedroom two, and family bathroom, with a useful storage cupboard housing the water tank. Stairs descend to the lower level.

### Lounge

A bright and inviting lounge featuring wood effect laminate flooring and a stone effect gas fire set on a marble hearth with wooden mantel. Additional features include a double panelled radiator, telephone and television points, and inset ceiling spotlights. UPVC double glazed French doors open onto an enclosed balcony area with safety railings, providing fresh air and a pleasant space to enjoy the surrounding views.

### Bedroom Two

Double bedroom with carpeted flooring, double-panelled radiator, inset ceiling spotlights, and a double glazed window to the rear elevation.

### Bathroom

Modern bathroom with tiled flooring and part-tiled walls. Comprising a bath with tiled surround and mixer tap with handheld shower, wall mounted wash hand basin with mixer tap, low-level flush WC, and heated towel rail. Inset ceiling spotlights.

## Third Level

Carpeted flooring with a double panelled radiator and inset ceiling spotlights. Doors lead to the rear gardens, principal bedroom, bedroom three, and a versatile additional room/study.

### Bedroom One

A spacious double bedroom with carpeted flooring, double panelled radiator, inset ceiling spotlights, and a television point. Dglazed window to the rear elevation provides natural light and stunning views. Door leads to the en suite.

### Ensuite

Beautifully appointed En suite with tiled flooring and walls. Includes a bath with tiled surround and mixer tap, a walk-in shower area with shower attachment, wall-mounted wash hand basin with mixer tap, and low-level flush WC. Features a heated towel rail and inset ceiling spotlights.

### Bedroom Three

Double bedroom with carpeted flooring, double -panelled radiator, inset ceiling spotlights, and a rear-facing double-glazed window.

### Additional Room / Study

A versatile room that could be used as a home office, dressing room, nursery, or occasional guest space. Features carpeted flooring, double-panelled radiator, inset ceiling spotlights, and a telephone point.

## Outside

### To the rear

The rear garden is presented over multiple tiers, with steps leading to further levels. There are areas suitable for seating and dining, with mature trees, hedging, and fencing. The garden also enjoys scenic views over the Cheshire Plains, offering a tranquil and attractive setting.

### To the front

The property benefits from off road parking for approximately two vehicles and garage. A gated entrance leads to the front door.

Tel: 01978 353000

### Garage

The garage is fitted with lighting and power, accessed via an up and over door.

### 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.

### 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.

### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

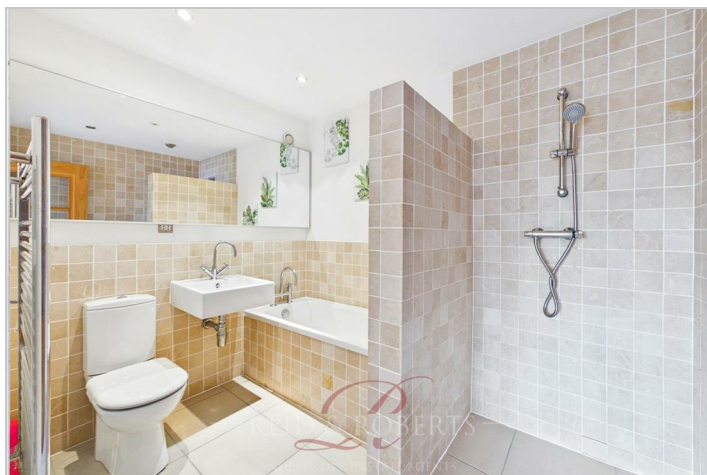
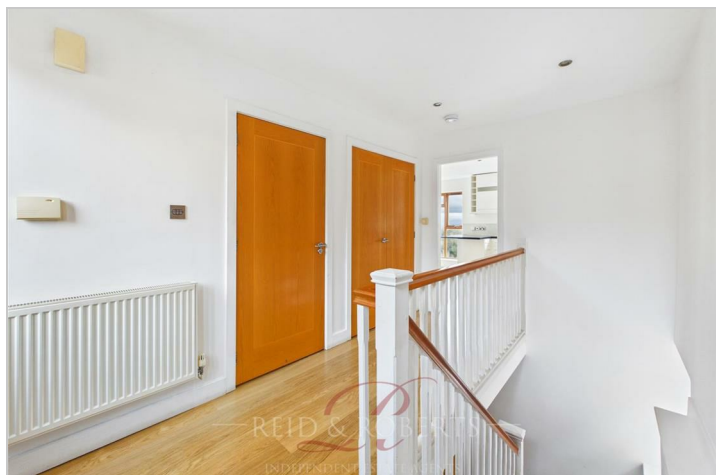
Saturday 9.15am - 4.00pm

### 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



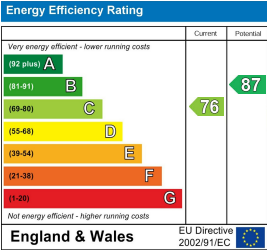
Floor Plan



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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