



## Flat 2 Wern Lane

Rhosllanerchrugog, Wrexham, LL14 2BT

Chain Free £69,950



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## Communal Entrance

Door leading into the entrance which leads to the ground floor flat.

## Entrance Hall

Hardwood door to the front of the property, laminate flooring, doors leading into the Kitchen, Lounge, Bathroom and Bedroom

## Kitchen/Breakfast

13'8" x 6'7" (4.18m x 2.03m )

Housing a range of wall, drawer and base units with worktop surfaces over, inset stainless steel sink unit with mixer taps, space for cooker, fridge freezer and plumbing for washing machine, panel radiator and laminate flooring.

## Lounge

12'5" x 10'4" (3.81m x 3.15m )

with patio sliding doors leading onto the rear garden, laminate flooring and panel radiator.

## Bathroom

fitted with a three piece suite comprising Panel Bath with shower attachment and shower screen over, wash hand basin and low level wc. panel radiator and tiled flooring. Window to the rear elevation.

## Bedroom One

13'8" x 10'1" (4.19m x 3.09m )

Equipped with a variety of wardrobes and overhead storage cabinets, complemented by matching drawers. laminate flooring and panel radiator, Upvc double glazed window to the front elevation.

## Outside

The Property offers Off Road Parking to the right

hand side of the building for One Vehicle. To the Rear there is a paved seating area with fencing and a walled boundary.

## TENURE

WE HAVE BEEN ADVISED BY THE VENDORS THAT THIS PROPERTY IS FREEHOLD AND THERE ARE NO SERVICE CHARGES

## 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.

## Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part

Tel: 01978 353000



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

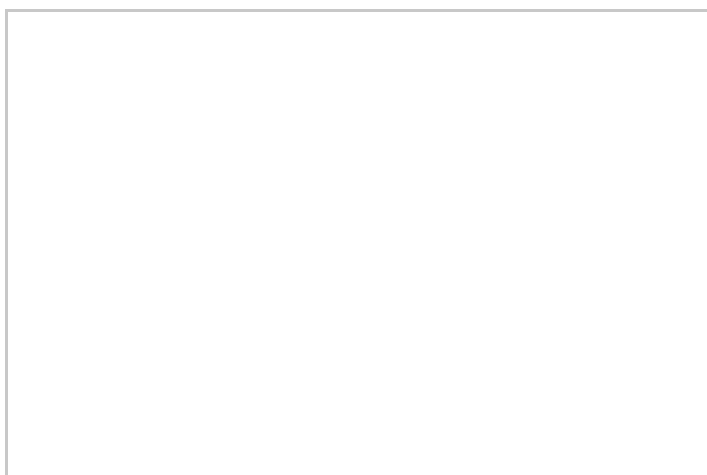
Saturday 9.15am - 4.00pm

### 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.

EPC RATING C



Road Map



Hybrid Map



Terrain Map



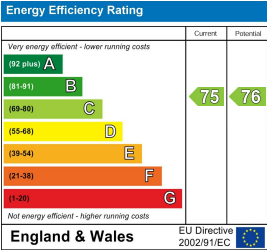
Floor Plan



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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