



## 6 Westway

Penley, Wrexham, LL13 0JW

£225,000



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## To The Front

Driveway providing off-road parking for up to four vehicles, along with a detached garage. The front is mainly gravelled for low maintenance, with access via a UPVC entrance door. Side access to the rear garden is available from both sides of the property.

## Entrance Porch

UPVC double glazed frosted windows to the front elevation allow natural light into the space. Entered via a UPVC door, featuring wood effect laminate flooring and providing access through to the lounge.

## Lounge

A warm and inviting space, featuring a UPVC double glazed bay window to the front elevation filling the room with light, wood effect laminate flooring, double panelled radiator, two ceiling light points, and an electric fire set on a tiled surround creating a welcoming focal point. Additional benefits include a television point and door leading to the entrance porch and kitchen.

## Kitchen

A well-appointed kitchen fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink with mixer tap. Space for washing machine, dryer, and fridge freezer, along with an oven and extractor fan. Featuring tiled flooring, partially tiled walls, double panelled radiator, wine rack, and a wall-mounted Worcester boiler (approx. 5 years old).

UPVC double glazed window to the front elevation and frosted UPVC double glazed window to the side elevation provide natural light. A UPVC door leads to the side elevation, with internal doors into the lounge and hallway.

## Hallway

Featuring carpeted flooring, ceiling light point, and

doors leading to both bedrooms, kitchen, and shower room.

## Bedroom One

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

## Bedroom Two

UPVC double glazed window to the rear elevation offering natural light. A good-sized double bedroom, featuring carpeted flooring, double panelled radiator, and ceiling light point.

## Shower Room

Comprising a shower cubicle with tray, low level WC, and wash hand basin set within a vanity unit with mixer tap. Featuring tiled flooring, partially tiled walls, heated towel rail, ceiling light point, and a UPVC double glazed frosted window to the side elevation

## To The Rear

A well-presented rear garden featuring a combination of lawn, patio, and decking areas, providing ideal spaces for relaxing and entertaining. The garden also features a pergola and summer house, creating versatile outdoor living areas. Access to the front elevation is available from both sides of the property.

## 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.

Tel: 01978 353000

### 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.

### 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.

### 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.

### 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.

### 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.

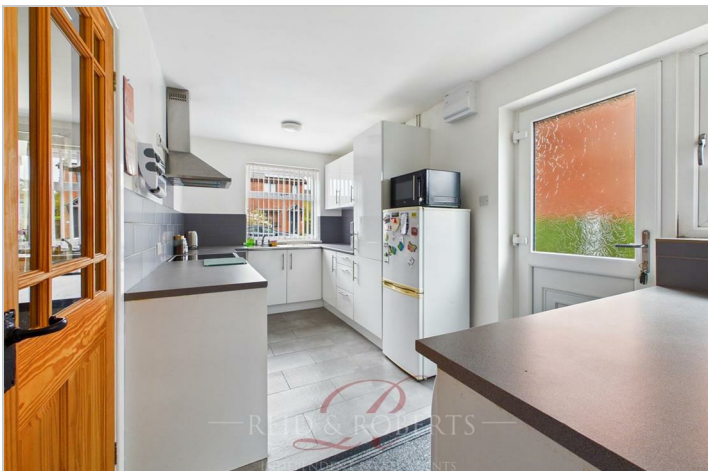
Monday - Friday 9.15am - 5.00pm  
Saturday 9.15am - 4.00pm

### 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



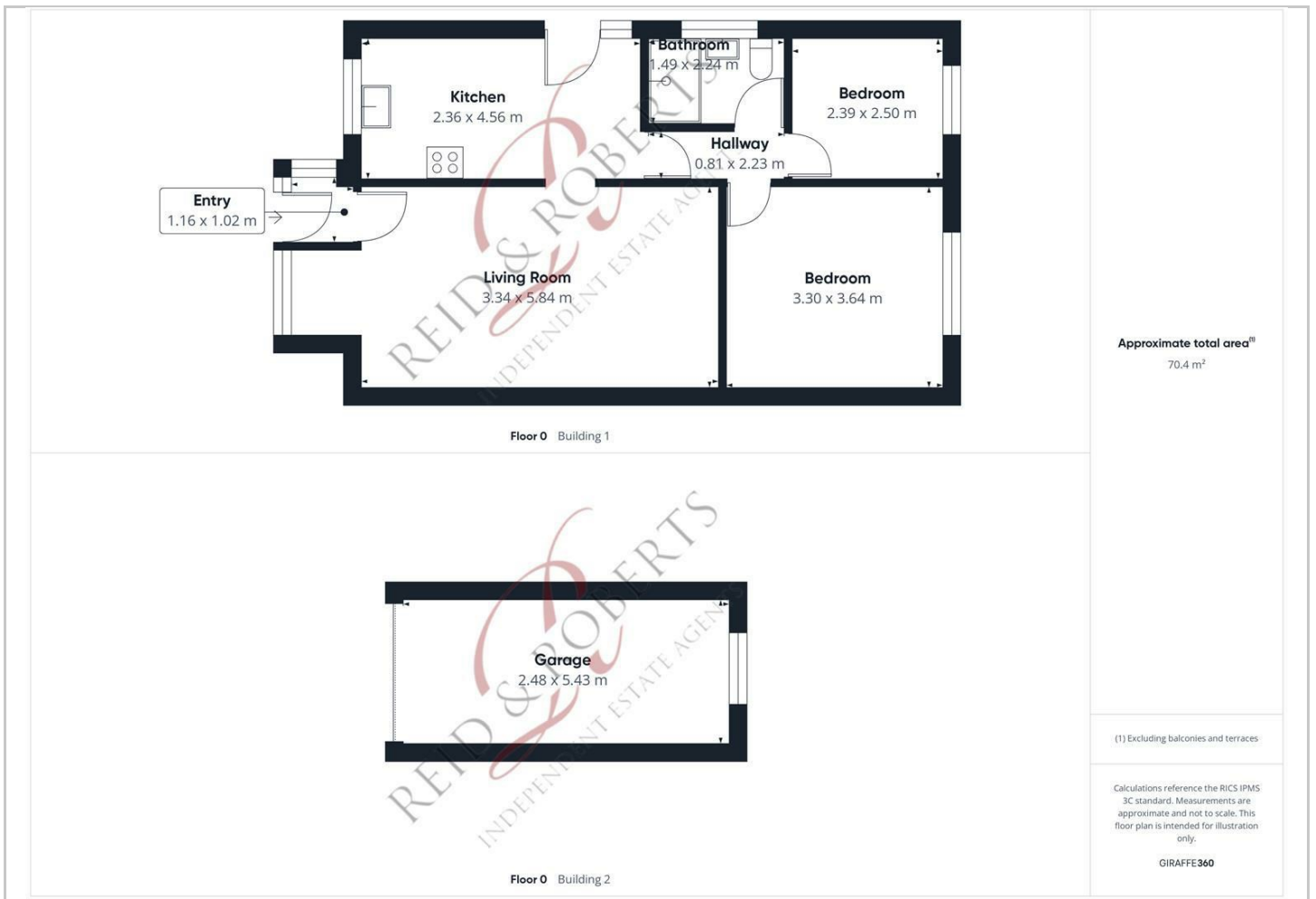
## Hybrid Map



## Terrain Map



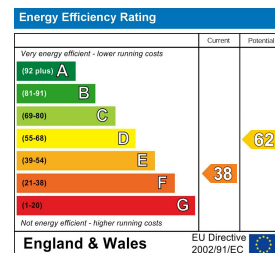
## Floor Plan



## 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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