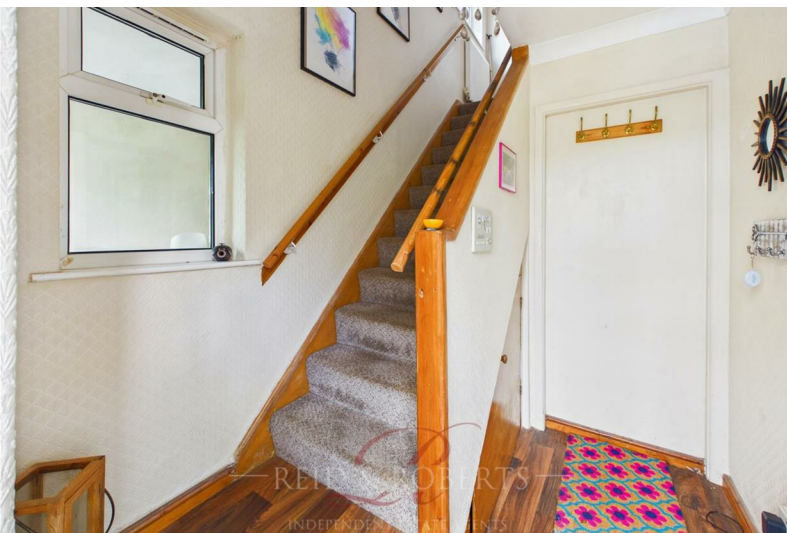




4 Mountain View

Brymbo, Wrexham, LL11 5AR

£165,000



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Entrance Hallway

The property is approached via a UPVC double glazed entrance door leading into the entrance hallway. The hallway features a ceiling light point, understairs storage cupboard, and a UPVC double glazed window to the side elevation. Stairs rise to the first floor accommodation, with a door leading through to the lounge/dining area.

Lounge / Dining room

A spacious open plan lounge/dining area offering ample space for both living and dining. The room benefits from two double panelled radiators, two ceiling light points, and a UPVC double glazed window to the front elevation allowing for plenty of natural light. A feature fireplace provides an attractive focal point within the room, sliding doors lead through to the conservatory/sun room. Door to:

Kitchen

Fitted with a range of wall, drawer and base units with complementary worktop surfaces over, incorporating a one and a half stainless steel sink unit. Integrated appliances include an oven with four ring gas hob and extractor fan above, along with an integrated dishwasher and space for a fridge/freezer. Further benefits include a useful pantry/storage cupboard, cupboard housing the boiler, and a UPVC double glazed window to the rear elevation. Door off to Inner Hall.

Sunroom

The sun room enjoys surrounding double glazed windows allowing for an abundance of natural light, along with a panelled radiator and a door leading out onto the rear garden. A further door provides access to the downstairs WC.

Downstairs W.C

Fitted with a low level WC and wall mounted wash hand basin. Additional features include part tiled walls, inset ceiling spotlights, and a double panelled radiator.

Inner Hallway

Door off to office/ Study, utility cupboard space for washing/dryer machine and to the front and rear elevation.

Office/ Study

UPVC double glazed window to the front elevation. Ceiling LightPoint. Electric and power.

Stairs to the First floor

Carpeted flooring doors off to bedrooms and bathroom.

Bedroom One

The main bedroom features carpeted flooring, a double panelled radiator, ceiling light point, and television point. The room also benefits from an open wardrobe/storage area, providing useful and accessible storage space.

Bedroom Two

Bedroom Two features vinyl flooring, a double panelled radiator, ceiling light point, and a UPVC double glazed window to the rear elevation. The room also benefits from built in wardrobes with hanging rails and shelving. Telephone point.

Bathroom

The bathroom is fitted with a four piece suite comprising a panelled bath with handheld shower attachment, low level WC, wash hand basin, and a walk in shower with waterfall style shower head and separate handheld shower attachment. Additional features include non slip flooring, fully tiled walls, heated towel rail, inset ceiling spotlights, UPVC double glazed frosted window to the rear elevation, and a sliding wooden door.

Outside

To the front you will find off road parking. The rear garden enjoys a patio seating area alongside a lawned section, with steps leading down to the rear of the garden with a outdoor storage shed. The space is enclosed by fencing to the boundaries and complemented by a variety of trees and shrubs.

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

Tel: 01978 353000

property being sold to someone else, and survey and legal fees being unnecessarily incurred.

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.

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

Floor Plan.

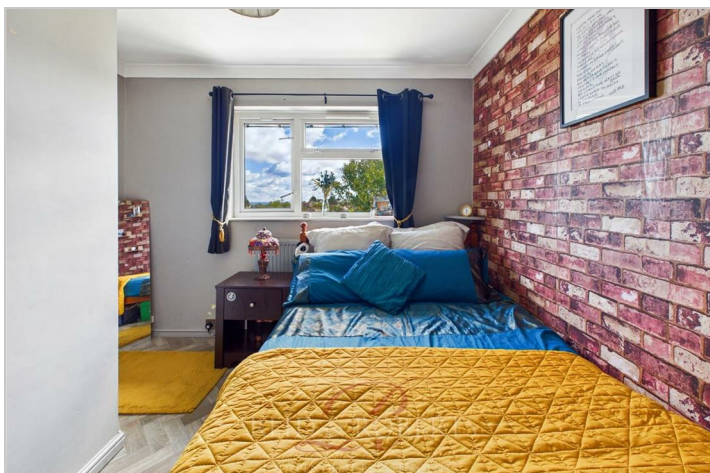
Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

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.



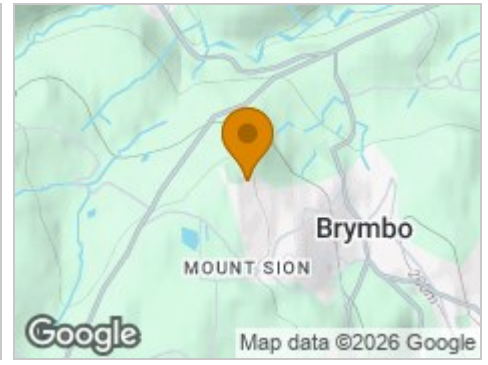
Road Map



Hybrid Map



Terrain Map



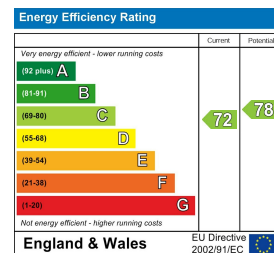
Floor Plan



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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