



11 Brynydd

Ponciau, Wrexham, LL14 1HA

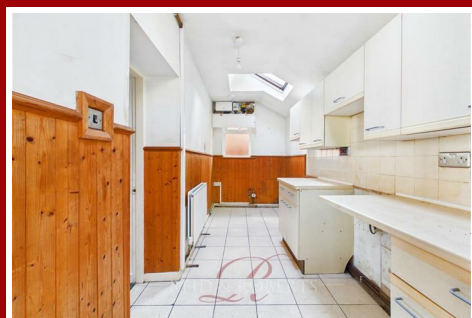
Price Guide £95,000



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Lounge

The lounge features tiled flooring, attractive exposed wooden beams, a UPVC double glazed window to the front elevation and a double panel radiator. There is also recessed, boarded opening to the wall along with stairs rising to the first-floor accommodation.

Kitchen

The kitchen benefits from continued tiled flooring, a stainless steel sink with separate hot and cold taps, a range of wall, base and drawer units, partially tiled walls and decorative wooden wall panelling. There is a double panel radiator, two skylights, a ceiling light point, a frosted double glazed window to the side elevation and space for a dining table. A wooden door leads through to the lounge.

Side Porch

Accessed via a wooden side door, leading into a porch area with an opening through to the downstairs WC. The WC comprises a low-flush WC, wash hand basin, frosted double glazed window to the side elevation, single-panel radiator and the wall-mounted boiler. A further opening leads into the kitchen.

Bedroom One

The stairs rise from the lounge directly into the first floor bedroom, which benefits from wooden flooring, a double-panel radiator, television point, ceiling light point, double glazed windows to the front elevation and sliding mirrored wardrobe doors. A door leads through to the shower room.

Shower Room

The shower room features wooden flooring, a low flush WC, wash hand basin with separate hot and

cold taps, fully tiled walls, a single panel radiator and a ceiling light point. There is also a double glazed frosted window to the rear elevation, a shower cubicle with handheld shower attachment and a useful storage cupboard.

Externally

Externally, the property benefits from off-road parking for one vehicle, accessed via double gates. A separate side gate provides access to steps leading down to the property's main entrance door.

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.

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.

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.

Services.

The agents have not tested the appliances listed in the particulars.

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.

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.

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

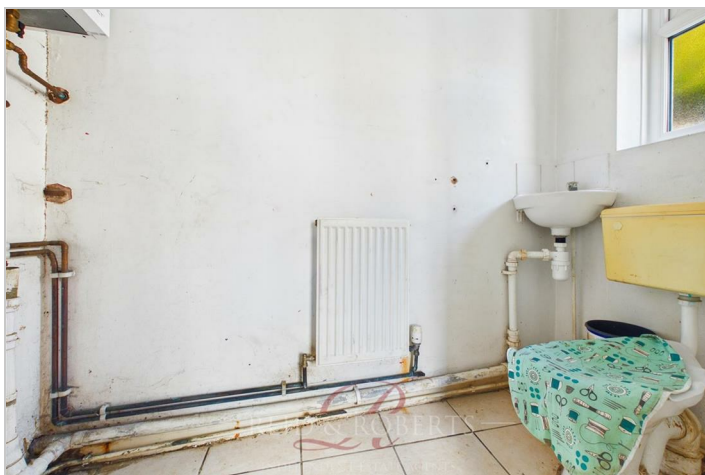
Saturday 9.15am - 4.00pm

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



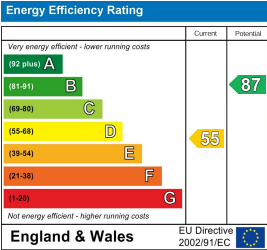
Floor Plan



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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