



## 1 Pilgrim Way

Pentre Maelor, Wrexham, LL13 9RA

Chain Free £185,000



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## Entrance

3'6" x 2'9" (1.08m x 0.84m)

The property is approached via a UPVC double glazed entrance door leading into an entrance porch, with a further door opening into the main entrance hallway.

## Entrance Hall

5'4" x 8'2" (1.65m x 2.50m)

The entrance hallway provides access to the principal ground floor accommodation and features stairs rising to the first floor accommodation. The hallway benefits from an understairs storage area, an additional storage cupboard housing the electrical consumer unit and meters, and doors leading to the lounge and kitchen/dining area.

## Lounge

9'10" x 15'1" (3.01m x 4.61m)

The lounge features vinyl flooring, a double panelled radiator, and UPVC double glazed windows to the front and side elevations. A feature fireplace with brick hearth, complemented by built in display shelving. The room also benefits from a television point.

## Kitchen/ Dining Room

11'9" x 16'3" (3.60m x 4.96m)

The kitchen is 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 oven with four ring gas hob and extractor fan above. Additional features include vinyl flooring and a UPVC double glazed window to the rear elevation. Provides access through to the utility area, downstairs WC, and Sun Room.

Open to the kitchen, the dining area benefits from a double panelled radiator and a UPVC double glazed window to the front elevation. Television and telephone points.

## Utility Area

5'9" x 5'5" (1.76m x 1.67m)

Providing space for laundry appliances and additional storage.

## Sun Room

8'9" x 10'8" (2.68m x 3.26m)

Brick built base construction with UPVC double glazed windows and French doors. Power points and a light point, tiled flooring, creating a versatile additional reception area overlooking the garden.

## Downstairs W.C

Fitted with a low level flush WC and wash hand basin. Window to the side elevation and a light point.

## Stairs to the First Floor Accommodation

11'1" x 2'6" (3.38m x 0.78m)

The landing features carpeted flooring, a double panelled radiator, loft access, and a built in storage cupboard with power supply. Doors lead off to the bathroom and three bedrooms.

## Bedroom One

10'0" x 14'8" (3.06m x 4.48m)

UPVC double glazed windows to the front and side elevations. The room features a double panelled radiator, ceiling fan/light, and telephone point. The room also benefits from two useful storage cupboards, one of which houses the boiler.

## Bedroom Two

9'9" x 10'4" (2.99m x 3.17m)

UPVC double glazed windows to the front and side elevations, a double panelled radiator, and a ceiling light point. The room also benefits from a built in storage cupboard with shelving.

## Bedroom Three

7'4" x 7'10" (2.24m x 2.39m)

UPVC double glazed window to the front elevation, a double panelled radiator, ceiling light point, and telephone point. Useful storage cupboard with shelving.

## Bathroom

6'2" x 5'6" (1.88m x 1.69m)

Fitted with a three piece suite comprising a panelled bath with mixer tap and shower attachment over, wash hand basin and low level WC set within a vanity unit. UPVC double glazed frosted window to the side elevation.

## Outside

To the rear, the property enjoys an enclosed garden comprising a lawned area surrounded by mature hedging, trees, and shrubs, with partial fencing to the boundaries. The garden also benefits from an outdoor shed and access to the front of the property

## 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

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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

### 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.



## Road Map



## Hybrid Map



## Terrain Map



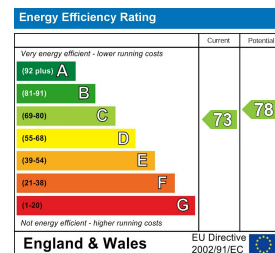
## Floor Plan



## 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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