



## 3 Ffordd Llywelyn

Wrexham, LL12 8JH

£279,950



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## Entrance Hall

Accessed via a composite front door, the Entrance Hall features tiled flooring, a panelled radiator, and stairs leading to the first floor with under-stairs storage. Doors lead off to:

## Lounge

10'8" x 16'9" (3.27m x 5.11m)

A bright and spacious reception room with a UPVC double-glazed window to the front elevation. A feature fire surround houses an electric fire with access to a gas point. Double-panelled radiator, television point, carpeted flooring, and ceiling light point.

## Kitchen

8'4" x 14'9" (2.56m x 4.51m)

Fitted with a range of wall, drawer, and base units with complementary worktop surfaces. Inset stainless steel sink unit with a mixer tap, splash-back tiling, space for an electric oven, and a fridge/freezer, with void and plumbing for a washing machine. Tiled flooring and a UPVC double-glazed window to the rear elevation. Door leading to the rear porch and WC. Opening into:

## Open Plan Diner/ Sitting Room

10'7" x 20'5" (3.23m x 6.23m)

The dining area benefits from tiled flooring and a double-panelled radiator, opening into the sitting area with carpeted flooring, a television point, and another double-panelled radiator. UPVC double-glazed sliding doors lead to the rear garden, with an additional door off to the rear porch.

## Rear Porch Area

Providing additional storage space with room for a freestanding fridge/freezer. A UPVC door opens to the rear garden, with a separate door leading to the downstairs WC.

## Downstairs W.C

Fitted with a two-piece suite comprising a low-level flush WC and a wash hand basin set within a vanity unit. A UPVC double-glazed frosted window faces the side elevation.

## Stairs To The First Floor Accommodation

UPVC double-glazed window to the side elevation. Carpeted flooring, ceiling light point, and doors leading to all bedrooms and family bathroom. Loft access.

## Bedroom One

Double bedroom featuring a UPVC double-glazed window to the front elevation, carpeted flooring, a panelled radiator, and a ceiling light point.

## Bedroom Two

UPVC double-glazed window overlooking the rear garden, carpeted flooring, a panelled radiator, and a ceiling light point.

## Bedroom Three

UPVC double-glazed window to the front elevation, carpeted flooring, a panelled radiator, a ceiling light point, and a built-in wardrobe with shelving, rail, and drawers.

## Bathroom

Fitted with a three-piece suite comprising a panelled bath with an electric Triton shower over, a low-level flush WC, and a wash hand basin. Fully tiled walls and flooring, a built-in storage cupboard with shelving, a double-panelled radiator, and a UPVC double-glazed frosted window to the rear elevation.

## Outside

The front elevation offers a low-maintenance lawned area and access to garage. The rear garden boasts a patio seating area, perfect for alfresco dining, with a fenced boundary and a lawned garden.

## Garage

Power and lighting. Wall mounted 'ideal' boiler.

## 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.

Tel: 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.

### 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.

### 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.



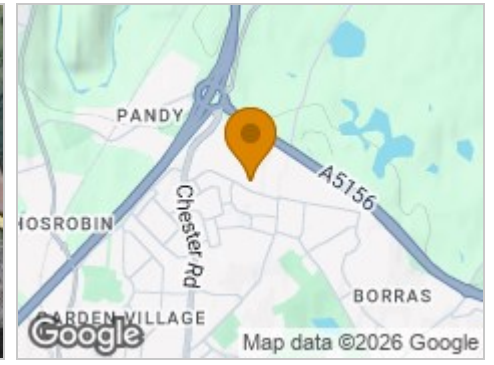
## Road Map



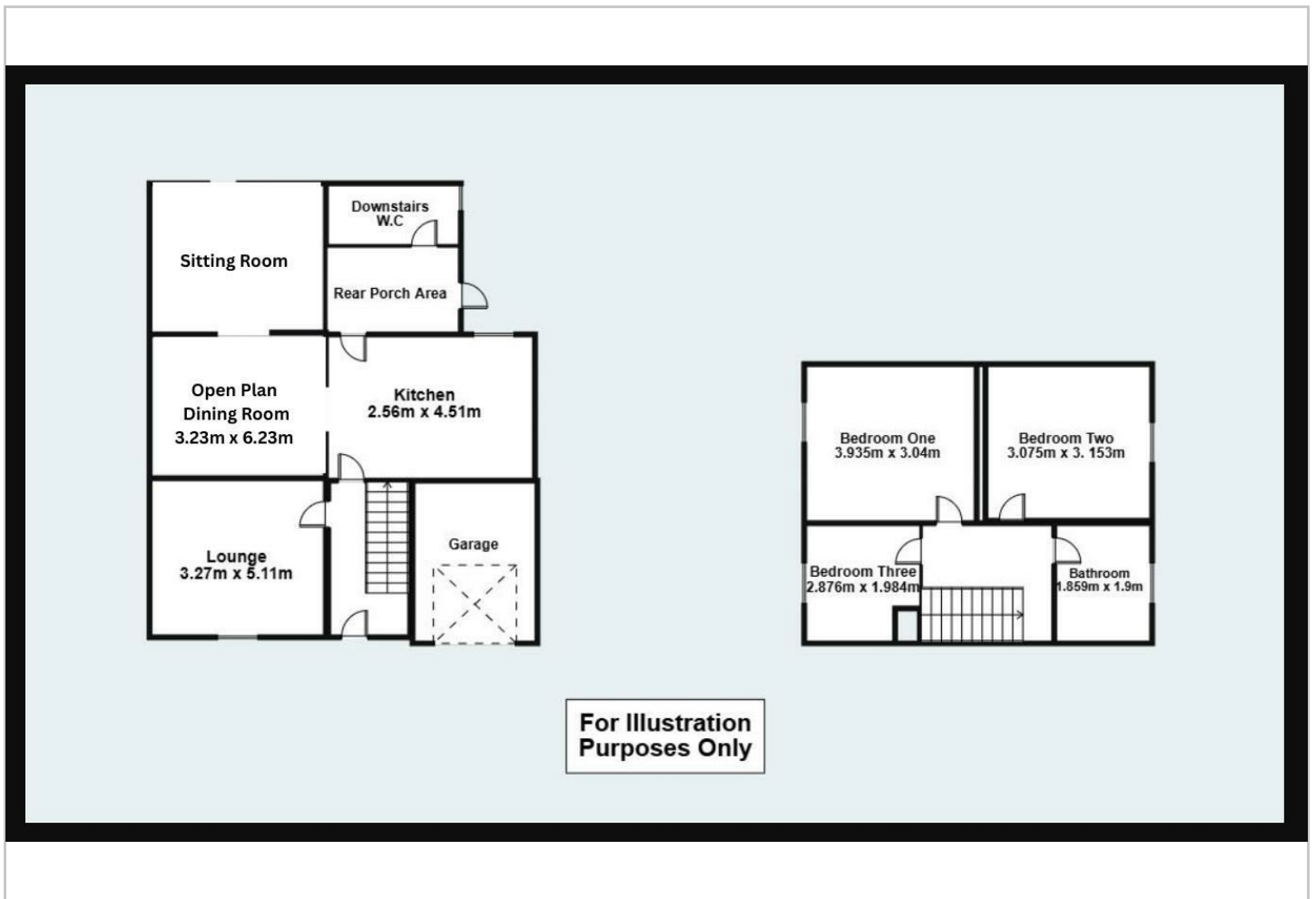
## Hybrid Map



## Terrain Map



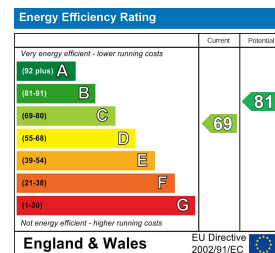
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.