



9 Ferndale

Wrexham, LL13 9BB

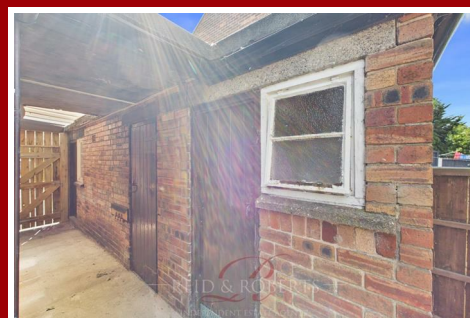
£135,000



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To The Front

To the front of the property, a gated entrance provides access via a concrete pathway leading to the front entrance door. The front garden is predominantly laid to lawn with mature hedging providing a pleasant outlook.

Entrance Hall

Entered via a uPVC entrance door, the welcoming entrance hall features wood-effect laminate flooring, a single panel radiator, ceiling light point and a uPVC double glazed frosted window to the side elevation. Stairs rise to the first floor accommodation, with doors leading to the lounge and kitchen.

Lounge

A well-proportioned reception room featuring a uPVC double glazed window to the front elevation, allowing plenty of natural light. The room benefits from wood-effect laminate flooring, a single panel radiator, ceiling light point and power points. A decorative blocked fireplace with timber surround and beam provides an attractive focal point. Also located within the room is an electric lift providing access to the first floor accommodation, complete with wall-mounted controls for ease of operation.

Kitchen

Fitted with a range of wall and base units incorporating drawers, complemented by work surfaces and splashback tiling. Stainless steel sink with separate hot and cold taps, wall-mounted boiler, and a uPVC double glazed window overlooking the rear garden. There is space for a washing machine, cooker and fridge freezer, together with an understairs storage cupboard. Additional features include a single panel radiator, ceiling light point and a uPVC door providing access to the side elevation and outbuildings. A door leads through to the dining room.

Dining Room

Featuring a single panel radiator, ceiling light point and a uPVC door providing direct access to the rear garden, making this an ideal space for dining and entertaining.

Stairs to First Floor

The first floor landing features a double panel radiator, ceiling

light point and a uPVC double glazed frosted window to the side elevation. There is access to the loft space, with doors leading to all three bedrooms and the family bathroom.

Bedroom One

A good-sized double bedroom featuring a uPVC double glazed window to the front elevation, single panel radiator and ceiling light point. The room also benefits from the electric lift, providing access to and from the lounge below.

Bedroom Two

A further double bedroom benefiting from a uPVC double glazed window to the rear elevation, single panel radiator and ceiling light point.

Bedroom Three

A well-proportioned third bedroom featuring built-in storage cupboards, a uPVC double glazed window to the front elevation, single panel radiator and ceiling light point.

Bathroom

Fitted with a panelled bath with separate hot and cold taps and handheld shower attachment, low flush WC and wash hand basin with separate hot and cold taps. The bathroom benefits from wet room style flooring, partial wall tiling, a uPVC double glazed frosted window to the rear elevation, single panel radiator and ceiling light point.

Rear Garden

The rear garden is generously sized and comprises a lawned area together with a patio and concrete seating area, offering ample outdoor space. There is side access to the property and access to the outbuildings.

Outbuildings

Accessed via the side of the property, the useful outbuildings provide excellent additional storage space. One of the outbuildings also benefits from a separate WC, offering added convenience.

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

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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

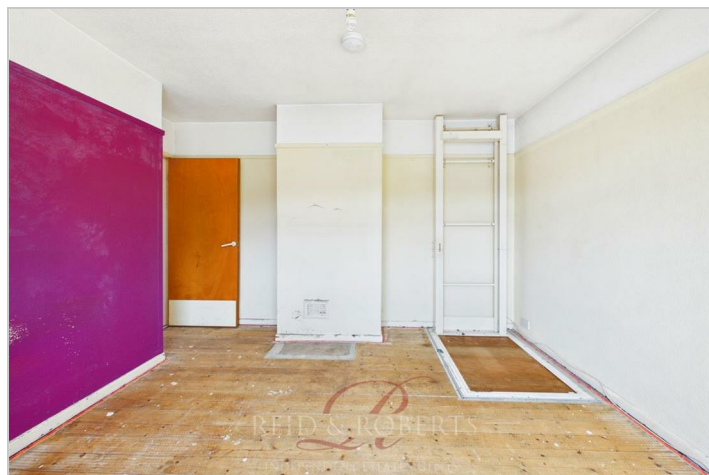
Saturday 9.15am - 4.00pm

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



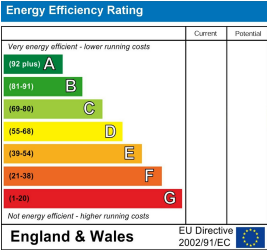
Floor Plan



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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