



## 32 Wyndham Drive

Cefn-Y-Bedd, Wrexham, LL12 9YD

Chain Free £260,000



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## To The Front

Off-road parking for two vehicles on the driveway and one parking space in the garage which is accessed via an up and over door. Lawn area with surrounding shrubs.

## Entrance Hallway

11'6" x 5'10" (3.53 x 1.78m)

Entered via composite door, carpeted flooring, and stairs rising to the first-floor accommodation. Doors lead into the living room and kitchen. Ceiling light point and single panelled radiator.

## Living Room

13'6" x 12'2" (4.14 x 3.72m)

A spacious and inviting living room with carpeted flooring, ceiling light point, and wall-mounted lights. Double-panelled radiator. UPVC double-glazed window to the front elevation, and a electric fire creating a warm focal point.

## Kitchen

10'1" x 10'0" (3.08 x 3.05m)

A well appointed kitchen with tiled flooring and a range of wall and base units, complemented by a breakfast bar and splashback tiling. Integrated Bosch oven, 4-ring Neff hob with Moffat extractor fan. Stainless steel sink with mixer tap, space for fridge, and houses Worcester boiler. UPVC double glazed window to the rear elevation. Doors lead to the hallway, conservatory and an opening into the dining room. Ceiling light point.

## Dining Room

10'0" x 8'1" (3.07 x 2.47m)

A convenient and well proportioned dining room, carpeted with a single-panelled radiator and ceiling light point. Sliding patio doors lead out to the rear garden, making it ideal for entertaining. Door connects directly through to the kitchen.

## Conservatory

15'8" x 7'3" (4.80 x 2.23m)

A bright and airy conservatory with tiled flooring, wall light points, and power. Sliding doors open to the rear garden, while large UPVC windows flood the space with natural light, making it perfect for relaxing or entertaining.

## First Floor Accommodation

8'8" x 6'11" (2.65 x 2.12m)

Carpeted flooring, loft access, and airing cupboard housing the hot water tank. UPVC double-glazed window to the side elevation. Ceiling light point. Doors lead to all bedrooms and the family bathroom.

## Main Bedroom

13'6" x 9'11" (4.14 x 3.03m)

A double bedroom with carpeted flooring, single-panelled radiator, and UPVC double glazed window to the front elevation. Built-in storage cupboard with shelving provides practical storage

## Bedroom Two

10'2" x 11'1" (3.10 x 3.39m)

A spacious double bedroom with carpeted flooring, double panelled radiator, and UPVC double glazed window to the rear elevation. Ceiling light point. Includes a built-in storage cupboard with shelving.

## Bedroom Three

9'8" x 8'2" (2.97 x 2.49m)

A well proportioned bedroom with carpeted flooring, single-panelled radiator, and UPVC double glazed window to the front elevation. Ceiling light point

## Family Bathroom

6'6" x 6'11" (2.00 x 2.11m)

Fitted with a panelled bath with shower over and separate hot and cold taps, wash hand basin with separate hot and cold taps, and low-level flush WC. Carpeted flooring, panelled radiator, frosted UPVC double-glazed window to the rear elevation, and ceiling light point.

## Rear Garden

A well maintained garden with paved patio area ideal for seating, lawn, and surrounding shrubs and plants, providing a private and pleasant outdoor space. The garden houses a convenient shed for storage..

## Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000. Do you have a

Tel: 01978 353000

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.

### **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.

### **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

### **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



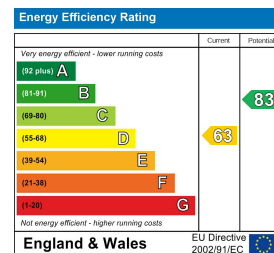
## Floor Plan



## 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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