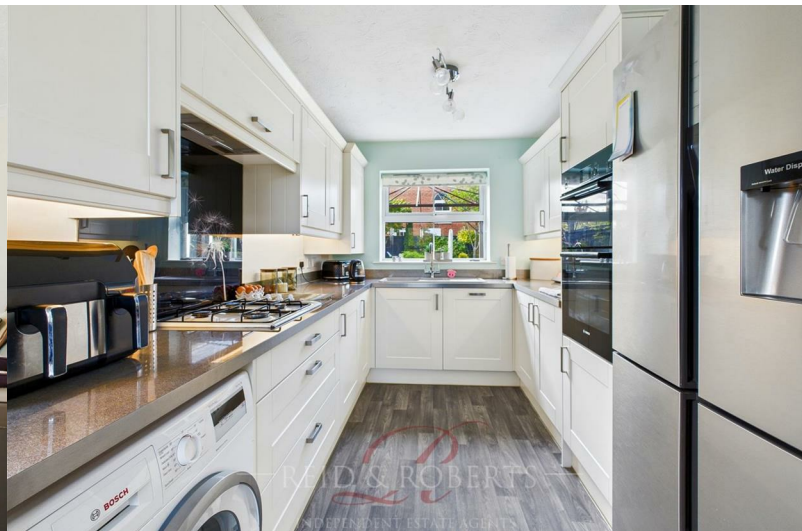




16 St. Mellion Crescent

Wrexham, LL13 9GZ

£350,000



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Entrance Hall

6'2" x 10'2" (1.90m x 3.12m)

Composite entrance door to front. Wood effect flooring. High gloss under stairs storage cupboards with easy touch open and close system. Panelled radiator. Stairs rising to the first-floor accommodation.

Cloakroom

4'6" x 3'6" (1.39m x 1.07m)

Fitted with a two piece white suite comprising low flush W.C. and wash hand basin with splashback tiling. Vertical radiator. Wood-effect flooring. UPVC double glazed window.

Dining Room

9'1" x 10'1" (2.79m x 3.08m)

UPVC double glazed window. Panelled radiator. Wood-effect flooring. Textured and coved ceiling.

Kitchen / Breakfast Room

8'0" x 21'6" (2.46m x 6.56m)

Fitted with a comprehensive range of modern wall and base units with complementary work surfaces and inset bowl and drainer with splashback tiling. Integrated appliances include hob with extractor above, double oven, and dishwasher. Fitted breakfast bar with bottle rack below and additional wall mounted storage lockers. Space and plumbing for washing machine and space for American-style fridge/freezer. Cupboard housing wall-mounted Worcester gas boiler. Wood-effect flooring. UPVC double glazed window to rear elevation and composite part glazed door to side

Lounge

15'10" x 10'9" (4.85m x 3.30m)

UPVC double glazed window. Panelled radiator. Coved ceiling. TV point. Wall-mounted electric fire. Patio doors leading to:

Garden Room

9'10" x 9'3" (3.01m x 2.82m)

A generous additional reception space with vinyl flooring, three skylights, French doors leading out to the rear garden.

Stairs and Landing

Galleried landing with UPVC double glazed window. Vertical radiator. Loft access to boarded loft space with pull-down ladder. Doors leading off to all bedrooms and bathroom.

Bedroom One

11'6" x 9'9" (3.52m x 2.98m)

UPVC double glazed window to front elevation. Panelled radiator. Inset ceiling spotlights. Fitted mirrored wardrobes with sliding doors.

En-suite

10'0" x 3'10" (3.05m x 1.18m)

Fitted with a three-piece suite comprising wash hand basin, low flush W.C. and large shower enclosure with fitted shower. Part tiled walls. Inset ceiling lighting. Airing cupboard housing tumble dryer. Panelled radiator.

Bedroom Two

9'4" x 9'10", 18'3" (2.85m x 3.56m)

UPVC double glazed window to front elevation. Panelled radiator. Fitted mirrored wardrobes with sliding doors and dressing table.

Bedroom Three

7'10" x 9'7" (2.39m x 2.94m)

UPVC double glazed window to rear elevation. Panelled radiator. Inset ceiling lighting. Fitted mirrored wardrobes with sliding doors

Bedroom Four

6'3" x 9'6" (1.92m x 2.91m)

UPVC double glazed window to rear elevation. Panelled radiator.

Bathroom

7'7" x 6'2" (2.33m x 1.90m)

Fitted with a three-piece suite comprising panelled bath with mixer taps and shower attachment, wash hand basin, and low flush W.C. Part tiled walls. Inset ceiling spotlights. Panelled radiator. UPVC frosted double glazed window.

Outside

The property stands on a generous corner plot with lawned gardens to the front and side, bordered with flower and shrub beds. A pathway leads to the entrance, while to the side a driveway provides ample off-road parking and leads to the single garage with up-and-over door, power and lighting. Gates to both sides give access to the rear garden which is

Tel: 01978 353000

beautifully landscaped, comprising a paved patio area, decked seating area, lawn, decorative chippings, well-stocked shrub and flower borders, and a feature pond. Outside garden store, power points, lighting, and cold water tap.

Garage

9'0" x 17'5" (2.75m x 5.31m)

The single garage has an up-and-over door as well as power and lighting.

EPC Rating.

EPC-D

Council Tax Band.

Band F

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.

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



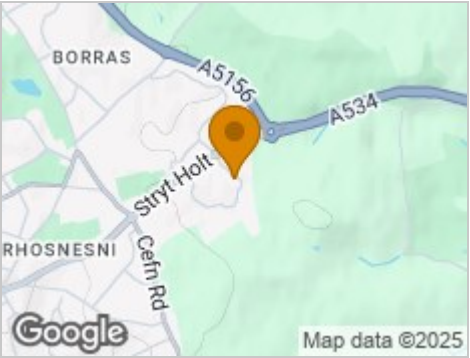
Road Map



Hybrid Map



Terrain Map



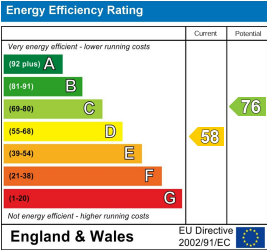
Floor Plan



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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