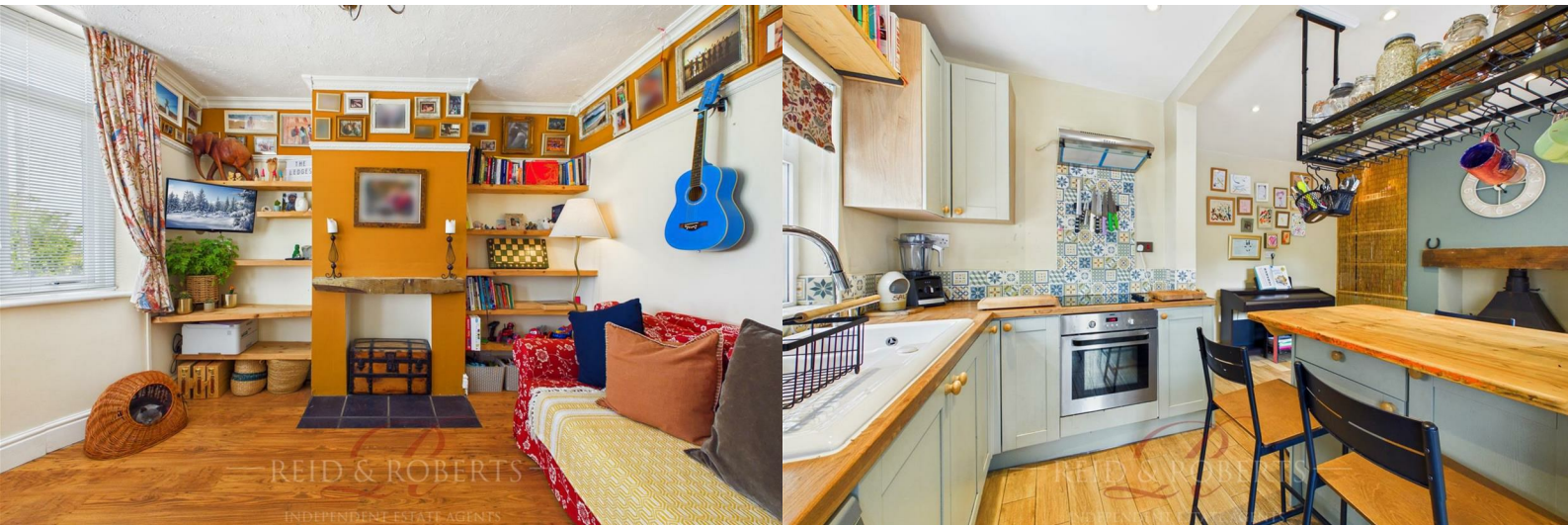




## 4 Jubilee Villas

Coedpoeth, Wrexham, LL11 3LL

£260,000



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## To The Front

The property is approached via steps leading to the entrance door, with a gravelled frontage creating a low-maintenance outdoor space. Side access is available, providing access for vehicles through to the rear of the property and off road parking to the front.

## Entrance Hallway

5'10" x 14'8" (1.80m x 4.48m )

Entered via a UPVC double glazed entrance door, the hallway features a single panelled radiator, ceiling light point, and useful understairs storage cupboard. Stairs rise to the first-floor accommodation, with doors leading off to the lounge and kitchen.

## Living Room

11'5" x 11'4" (3.50m x 3.47m )

A cosy and inviting living space featuring wood-effect laminate flooring, a bay UPVC double glazed window to the front elevation enjoying pleasant views, alcoves with fitted shelving, ceiling light point, and single panelled radiator.

## Kitchen/Dining Room

17'10" x 11'4" (5.46m x 3.47m )

The kitchen is fitted with a range of wall and base units with complementary worktop surfaces over, incorporating a 1.5 ceramic sink unit with mixer tap. Integrated 'Zanussi' oven with four-ring hob and extractor fan above. Space is provided for a washing machine, tumble dryer, dishwasher, and fridge freezer. Additional features include partially tiled walls, inset spotlights, breakfast bar seating area, and UPVC double glazed windows to the side and rear elevations allowing for natural light.

Opening through to the dining area, which benefits from fitted alcove shelving and cupboards, a log burner set on a tiled hearth creating an attractive focal point, and a UPVC double glazed window overlooking the rear garden.

## First Floor Accomodation

2'9" x 9'11" (0.85m x 3.03m )

Providing access to three bedrooms, bathroom, and separate WC. Additional features include loft access and ceiling light point.

## Main Bedroom

9'6" x 11'4" (2.91m x 3.47m )

A spacious principal bedroom featuring carpeted flooring, ceiling light point, single panelled radiator, and a bay UPVC double glazed window to the front elevation enjoying far-reaching views. The room also benefits from built-in wardrobes.

## Bedroom Two

9'7" x 11'4" (2.93m x 3.47m )

Featuring a UPVC double glazed window to the rear elevation, carpeted flooring, single panelled radiator, ceiling light point, and built-in wardrobes providing useful storage space.

## Bedroom Three

5'11" x 6'9" (1.82m x 2.07m )

Featuring carpeted flooring, single panelled radiator, ceiling light point, and a UPVC double glazed window to the front elevation enjoying pleasant views.

## Bathroom

5'11" x 5'7" (1.81m x 1.72m )

A characteristic bathroom fitted with a panelled bath complete with shower screen, waterfall shower, and separate handheld attachment. Further comprising a wash hand basin with separate hot and cold taps set within a vanity unit. Additional features include wood-effect laminate flooring, partially tiled walls, inset spotlights, and a wall-mounted heated towel rail.

## W.C

3'1" x 2'6" (0.96m x 0.77m )

Separate W.C from the bathroom which is fitted with a low-level WC, tiled flooring, and a frosted UPVC double glazed window to the side elevation.

## Loft Space

16'7" x 15'11" (5.08m x 4.86m )

Accessed from the landing, the loft space offers a spacious and highly useful area with permitted development rights

## Rear Garden

The rear garden enjoys a combination of lawned and patio seating areas, ideal for outdoor dining and entertaining. To the far rear of the garden there is a summer house, offering excellent versatility and ideal potential for those working from home. The garden also benefits from an attached brick-built storage shed and a detached garage with additional space to the rear. Off road parking.

## 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.

Tel: 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.

### 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



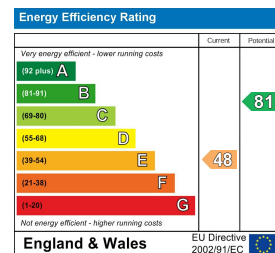
## Floor Plan



## 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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