



34 Bertie Road

Wrexham, LL13 8EH

£185,000



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Entrance Hall

Approached Via UPVC door into entrance hall. Laminate flooring, panelled radiator, telephone point, ceiling light point, door to lounge and an open plan sitting room, Kitchen / dining room, stairs rising to first floor accommodation.

Lounge

UPVC double glazed bay window to the front elevation. Laminate flooring. Coal effect gas fire set on marble hearth with wooden mantle. Double panelled radiator. Television point.

Sitting Room

Feature fireplace housing coal effect gas fire set on marble hearth with wooden mantle. Panelled radiator. Television point. Understairs storage with UPVC double glazed window to the side elevation. Double archway opening into:

Kitchen/ Dining Room

Housing a range of wall, drawer and base units with one and a half stainless steel sink unit. Built-in 'Stove' gas oven with four ring gas hob and extractor fan above. Space for washing machine, fridge and freezer. Additional void and plumbing for dishwasher. Tiled flooring to the kitchen and laminate flooring to the dining area. UPVC double glazed window and sliding doors to the rear elevation.

Stairs to the First Floor Accommodation

Two UPVC double glazed frosted windows to the side elevation. Doors off to bedrooms and bathroom. Loft access with boarded loft space and skylight window.

Bedroom One

Sliding doors into bedroom. UPVC double glazed window to the rear elevation. Built-in wardrobe with sliding mirrored doors with rails and hanging space. Carpet flooring. Panelled radiator. Ceiling light point. Television point.

Bedroom Two

UPVC double glazed window to the front elevation. Double panelled radiator. Carpet flooring. Bi-folding doors.

Bedroom Three

UPVC double glazed window to the front elevation. Panelled radiator. Carpet flooring.

Bathroom

Three piece suite comprising low level w.c, wash hand basin and panelled bath with shower head attachment. Wall mounted electric 'Triton' shower. Storage cupboards with shelving housing 'Worcester' boiler. Part tiled walls. Tiled effect vinyl flooring. UPVC frosted window to the rear elevation. Panelled radiator. Bi-folding doors.

Outside

To the Front

To the front, the property is approached via gated access providing Off-Road Parking, leading to a Garage. There is also the benefit of side gate access to the rear.

To the Rear

Rear garden set out in sections, each lowered by steps. To the rear, the garden enjoys a mixture of spaces including a paved patio seating area with

access into the garage, lawned areas bordered with established shrubs, flowerbeds and apple trees, together with an additional area housing a garden shed set on a slabbed base.

Additional Information

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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