



## 10 School Road

Rhosllanerchrugog, Wrexham, LL14 1BB

Offers In The Region Of £109,950



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## Dining Room

12'9" x 8'10" (3.91m x 2.7m)

Upvc double glazed window and upvc double glazed door to the front elevation, coved ceiling, panel radiator, Upvc double glazed window to front.

## Lounge

12'9" (max) x 11'1" (3.89m (max) x 3.4m )

Upvc double glazed window to the rear, Understairs storage, coved ceiling, dado rail, t.v and telephone point, panel radiator,

## Kitchen

9'8" x 6'8" (2.95m x 2.05m)

Housing a range of wall, drawer and base units with work top work surfaces over, inset single drainer stainless steel sink unit with mixer taps over, 4 ring gas hob with built in Oven with extractor over, space and plumbing for an automatic washing machine and fridge/freezer, Vinyl flooring, Upvc double glazed window to rear and door to side.

## First Floor Accommodation

### Landing Area

Doors off to the Bedrooms and Bathroom

### Bedroom One

(3.86m (max) x 2.7m

Having built in wardrobe with ample hanging space, loft access, panel radiator, Upvc double glazed window to front.

### Bedroom Two

11'5" x 8'9" (3.48m x 2.67m )

Upvc double glazed window to the rear, panel radiator.

## Bathroom

Three piece suite comprising panelled bath, pedestal wash hand basin and WC, tiled splash backs, extractor fan, airing cupboard housing wall mounted boiler, panel radiator, Upvc double glazed frosted window to rear.

## Outside

To the side of the property there is a shared driveway, which leads to the rear garden where you will find a lawned and paved patio area and garden shed

## Additional Notes

Council Tax Band: B Annual Price: £1,354

## Viewings

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

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.

## Offers

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.

## Loans

Loans - YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

## Services

Services - The agents have not tested the appliances listed in the particulars.

## Disclaimer

Whilst every effort has been made in compiling these particulars, no responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only. Any appliances mentioned have not been tested and Reid & Roberts accept no responsibility for their working order. Purchasers must satisfy themselves as to the correctness of these particulars prior to purchasing. They do not form any part of any sale or part contract of sale.

## Hours Of Business

Hours Of Business - Monday - Friday 9.15am - 5.00pm  
Saturday 9.15am - 4.00pm



## Road Map



## Hybrid Map



## Terrain Map



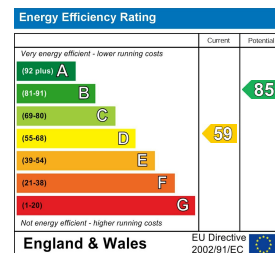
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.