



19 Ffordd Meirionydd

Wrexham, LL11 2LA

£265,000



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Entrance Hall

10'9" x 10'9" (3.3 x 3.28)

Upvc door opens into this extended Entrance hall. textured ceiling, single panel radiator, Upvc double glazed window to side aspect, storage cupboard housing wall mounted boiler, with additional coat storage. Door leading to lounge, kitchen with stairs to the first floor.

Lounge

15'9" x 10'9" (4.81 x 3.3)

Upvc double glazed Patio sliding doors to the rear elevation, Feature wood fire surround housing living flame gas fire set on marble effect hearth and back, textured ceiling, central ceiling light with two wall lights, opening to the dining area.

Dining Area

8'10" x 8'4" (2.7 x 2.55)

UPVC double glazed window to the rear elevation, single panel radiator, textured ceiling with ceiling light point. Serving hatch to the kitchen.

Kitchen

13'1" x 8'4" (3.99 x 2.55)

Housing a range of wall, drawer and base units with complementary worktop surfaces over. Built in electric Oven, 4 ring electric hob with extractor fan above. Inset stainless steel one and a half sink unit with mixer tap over. Double panelled radiator. Void and plumbing for washing machine. Breakfast area with storage beneath housing electric meters. Two Upvc double glazed windows to the front and side elevation. Upvc door giving access to the side of the property.

Stairs to first floor

Stairs to first floor accommodation.

Landing Area

UPVC double glazed window to the front elevation. Built in storage cupboard with shelving. Texture ceiling, access to

the loft. Built in airing cupboard with shelving, doors leading to bedrooms, bathroom and separate W.C.

Bedroom One

13'9" x 9'11" (4.21 x 3.04)

UPVC double glazed window to the rear elevation, Single panelled radiator. Textured ceiling with ceiling light point.

Bedroom Two

9'6" x 8'4" (2.92 x 2.56)

UPVC double glazed window to the front elevation, Single panelled radiator. Built in wardrobe with shelving and rails, Textured ceiling with ceiling light point.

Bedroom Three

9'5" x 6'11" (2.89 x 2.11)

UPVC double glazed window to the rear elevation, Single panelled radiator. Textured ceiling with ceiling light point.

Bathroom

5'5" x 5'3" (1.66 x 1.62)

Fitted two piece white suite comprising of Wash hand basin, panelled bath with taps over and with electric shower over with glass shower screen. Part tiled walls, Upvc double glazed frosted window to the side elevation.

W/C

5'5" x 2'7" (1.66 x 0.81)

Low level flush, UPVC double glazed frosted window to the side elevation. Part tiled walls.

Outside

The property is approached via tarmacadam driveway with ample parking and giving access to the single detached garage.

To the Rear

To the rear of the property you will find a paved patio area with side gated exit and access to the garage with a generous sized laid to lawn garden offering an array of well established Shrubs, plants, flowers and outside tap, with

Tel: 01978 353000

wood panelled fencing to the boundaries. The rear garden enjoys an aspect of privacy with the benefit of not being overlooked.

Garage

Up and over doors with power laid on, space for fridge/freezer and tumble dryer. UPVC double glazed window to the rear elevation.

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.

Mortgages

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

TO MAKE AN OFFER - MAKE AN APPOINTMENT

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.

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.

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.

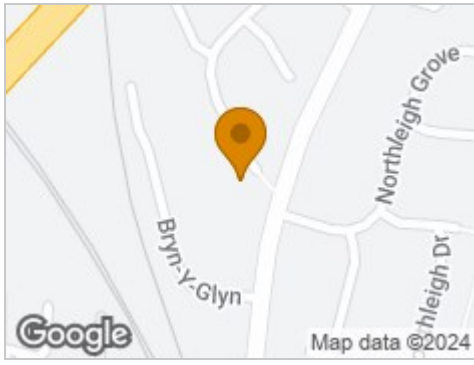
Hours of business

Monday - Friday 9.15am - 5.30pm

Saturday 9.15am - 4.00pm



Road Map



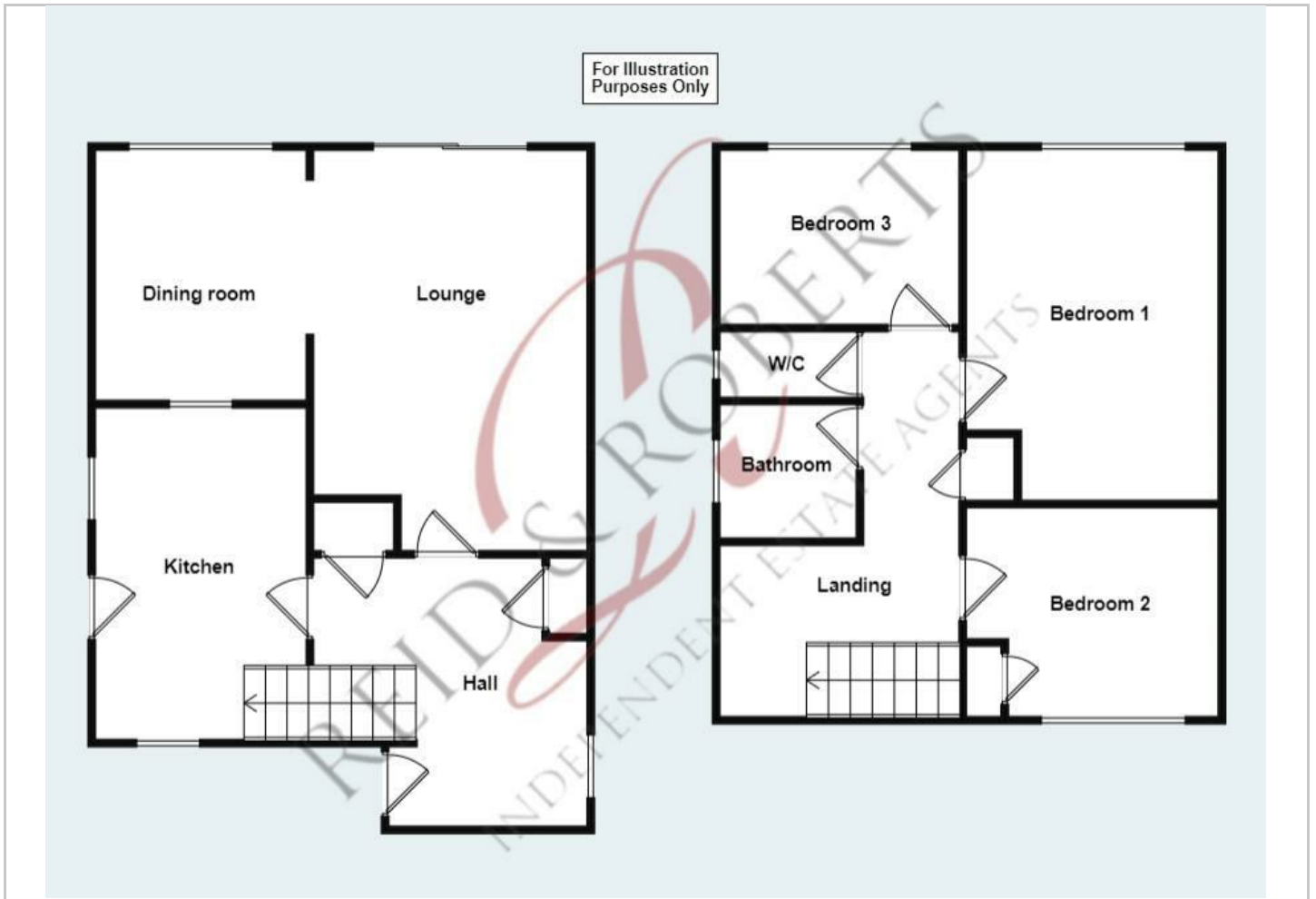
Hybrid Map



Terrain Map



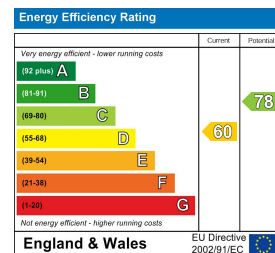
Floor Plan



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.