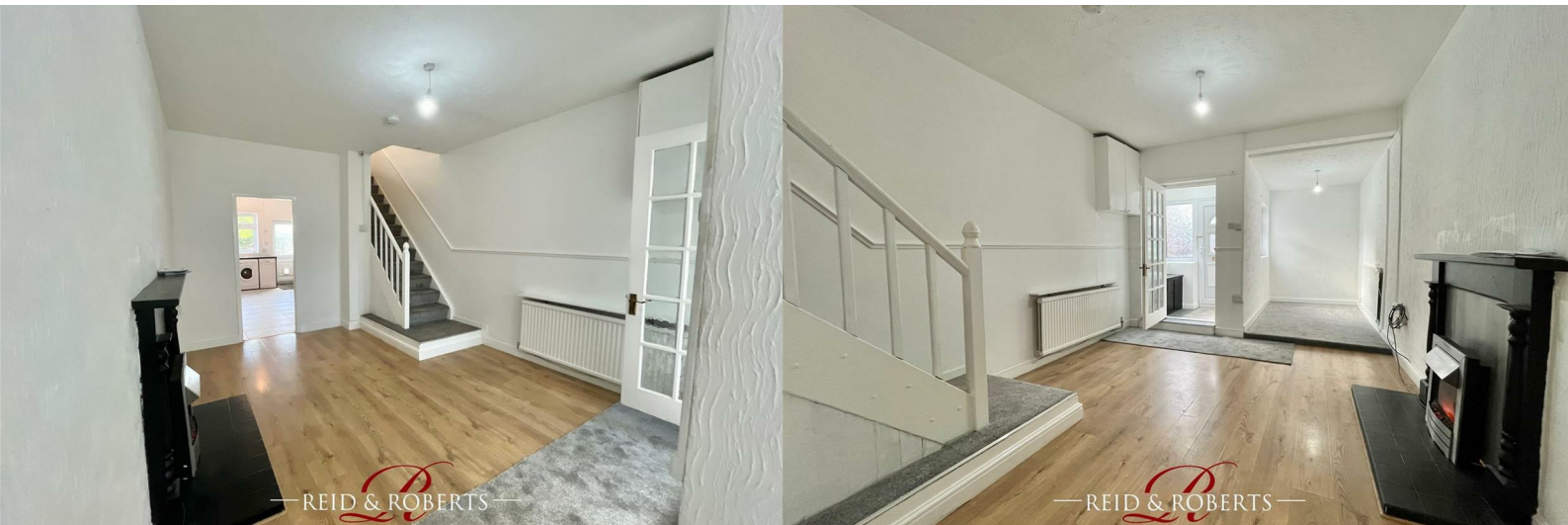




## 3 Brynteg Terrace Fennant Road

Ponciau, Wrexham, LL14 1HN

Reduced £129,000



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## Entrance Porch

UPVC front entrance door.

## Lounge

14'5 x 11'6 (4.39m x 3.51m)

Fitted 'Living Flame' coal effect gas fire set in a feature fire surround and having a tiled hearth and back. Laminate flooring, Double panelled Radiator, Television and telephone point. Stairs leading to the first floor .

## Study/ Snug Area

9'10 x 5'1 (3.00m x 1.55m)

UPVC double glazed window to the side elevation, panelled radiator. Newly fitted carpets. Ceiling light point.

## Kitchen/Breakfast Room

17'4 x 11'2 (5.28m x 3.40m)

Housing a range of wall, drawer and base units with worktop surfaces over, inset stainless steel bowl and drainer with mixer taps over, built in Oven with 4 ring gas hob and extractor fan above. Wall mounted combination central heating boiler, plumbing for automatic washing machine. Tiled flooring. UPVC double glazed window and door to the rear.

## Stairs to first floor

Landing having storage cupboard with shelving. Access to the loft with pull down ladders.

Doors off to:

## Bedroom One

11'0' x 7'8 (3.35m' x 2.34m )

UPVC double glazed window to the front elevation, single panel radiator, Newly fitted carpets and ceiling light point.

## Bedroom Two

11'0 x 7'1 (3.35m x 2.16m)

UPVC double glazed window to the front elevation, single panel radiator, Newly fitted carpets and ceiling light point.

## Bedroom Three

10'5 x 6'9 (3.18m x 2.06m )

UPVC double glazed window to the rear elevation, built in wardrobe with shelving and rails. Double panel radiator, Newly fitted carpets and ceiling light point.

## Loft Room

14'0" x 8'0" (4.27m x 2.44m)

UPVC double glazed window to the rear elevation, built in storage with draws. Wooden panelled walls with ceiling light point.

## Bathroom

Four piece suite comprising Low level W.C, pedestal wash hand basin, Walk in Electric shower cubicle with glass screen around and panelled corner bath. Fully tiled walls and wood effect laminate flooring. Single panelled radiator. Ceiling light point. UPVC double glazed frosted windows to the rear elevation.

## Outside

To the front of the property is approached via gate access and to the rear of the property you will find a good sized garden which is mainly laid to lawn and paved patio area with fencing to the boundaries.

## Additional Information

The current owner has made us aware the house was fully rewired Approx April 2023.

Brand new Electrical throughout.(Electrical

Tel: 01978 353000

installation report).  
Wired smoke detectors and Carbon monoxide detectors are installed.  
Gas Safety Certificate (March 2023) All passed.  
Newly fitted carpets.

### Viewings

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.

### 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

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

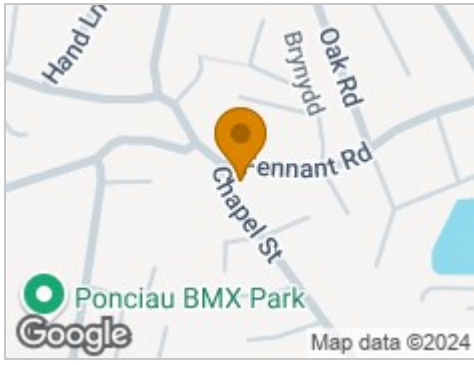
Whilst every effort has been made in compiling these particulars, no responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only. Any appliances mentioned have not been tested and Reid & Roberts accept no responsibility for there working order. 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 - 5.30pm  
Saturday 9.15am - 4.00pm



## Road Map



## Hybrid Map



## Terrain Map



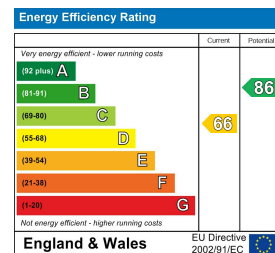
## Floor Plan



## 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.