



3 Tan y Ffordd

Cymau, Wrexham, LL11 5EW

Offers Over £415,000



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Entrance Hallway

A light and spacious hallway with oak flooring, under stairs storage cupboard. Stairs off to the first floor, panel radiator, doors leading off to the Lounge and Kitchen/Diner.

Downstairs WC

6'9" x 5'6" (2.06m x 1.68m)

Fitted with a low level w.c with concealed cistern, Vanity wash hand basin, double glazed window to the front elevation, tiled flooring. Panel radiator

Lounge

17'8" x 15'0" (5.39m x 4.58m)

A spacious, well presented room with a central fireplace with inset wood burner with stone hearth, panel radiator, oak flooring, double glazed window to the front elevation, double doors into the kitchen.

Kitchen/Diner

21'1" x 11'4" (6.44m x 3.47m)

A well appointed kitchen offering a range of matching cream high gloss wall, drawer and base units incorporating solid work surfaces over with inset stainless steel 1 1/4 sink and drainer, built in Oven and grill, 5 ring gas hob with extractor fan above, integrated dishwasher and fridge/freezer, part tiled walls, tiled flooring, double glazed window with views beyond. The dining area has oak flooring and opening into the sun room. Doors leading into the Lounge

Sun Room

11'10" x 9'5" (3.63m x 2.88m)

A well lit room with 'bi fold' double glazed doors overlooking the garden and further French door to the decked area offering views over the surrounding countryside. Light oak flooring, TV aerial point,

Utility Room

11'3" x 4'11" (3.45m x 1.50m)

Plumbing for a washing machine, space for a dryer, double glazed window to the rear with stunning countryside views, laminate flooring, door off to the rear garden.

To the First Floor

Landing Area

With a double glazed window to the side elevation, built in storage cupboard, access to loft, carpeted flooring. doors leading off to Bedrooms and Family Bathroom

Main Bedroom

16'8" x 11'1" (5.09m x 3.38m)

A spacious and well presented bedroom with a double glazed window to the front elevation, carpeted flooring, built in double wardrobes with ample hanging space and shelving. door leading into En-suite

En-Suite

7'8" x 4'9" (2.35m x 1.47m)

Fitted with a low level w.c with concealed cistern, vanity wash hand basin, walk in double shower cubicle with mains shower attachment, fully tiled walls and tiled flooring. chrome heated towel rail.

Bedroom Two

15'1" x 9'9" (4.61m x 2.99m)

a spacious bedroom with a double glazed window to the front, built in wardrobes, panel radiator, carpeted flooring.

Bedroom Three

11'5" x 9'9" (3.50m x 2.98m)

double glazed window to the rear elevation offering views over the surrounding countryside, built in wardrobe with ample hanging space and shelving, panel radiator and carpeted flooring.

Bedroom Four

3.53m x 2.97m

double glazed window to the rear offering views of the surrounding countryside, panel radiator and carpeted flooring.

Family Bathroom

7'6" x 6'3" (2.31m x 1.91m)

Fitted with a low level w.c, pedestal wash hand basin and bath with tiled surround, part tiled walls, tiled flooring, double glazed frosted window. panel radiator.

Outside

To The Front

To the front is an extensive brick paved driveway providing more than ample off road parking and leading to a single garage with up and over door. To the side of the Driveway is a well maintained lawn with attractive border.

To the Rear

A wonderful feature of this property are the generous and well maintained gardens which enjoys a southerly aspect and splendid views over the surrounding countryside. There is a good size raised

decked area ideal to sit and enjoy the beautiful views. Steps lead down from this to a gate opening on to the generous lawn garden with mature planted borders. There is access to a useful storage area under the house as well as a door into the garage and side access to the front.

Garage

Additional Information

Council Tax Band

Council tax band F (£2,622 p/yr)

EPC Rating

TBC

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.

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.

Floor Plan

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

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.

Services

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

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.

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



Road Map



Hybrid Map



Terrain Map



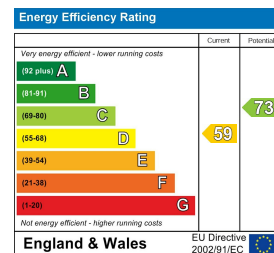
Floor Plan



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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