



## 8 The Links

Wrexham, LL13 9PZ

Offers Around £335,000



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## Entrance Hall

Upvc double glazed door to the front entrance, panel radiator, solid oak flooring, oak doors into the lounge and leading into Bedroom 4.

## Bedroom Four

17'10" x 8'5" (5.46m x 2.58m )

Fitted kitchen equipped with all the necessary facilities. The kitchen includes space for a cooker and cooker hood above, fridge freezer and a dishwasher. inset stainless steel sink unit with mixer taps and worktops over, The convenient en suite facilities feature a wash hand basin, a low-level WC, and a shower, tiled flooring, fully tiled walls. UPVC double glazed windows to the front elevation. With its well-appointed amenities this residence offers an ideal living space for those seeking an independent lifestyle.

## Lounge

14'4" x 12'2" (4.37m x 3.72m )

A beautifully presented lounge boasting an attractive central fireplace with inset electric log burner effect fire, a polished granite hearth, and a tastefully crafted timber mantel. oak flooring, door leading to the stairs and the double doors that open into the spacious kitchen/dining room.

## Kitchen/Diner

6.44m x 3.03m

Superbly appointed with a range of modern gloss wall, drawer, and base units, creating a sleek and stylish atmosphere. The 'Quartz' work surface with a breakfast bar area adds a touch of elegance and functionality to the room. composite inset sink unit with a mixer tap over space for a cooker, complete with a glass splash back and a cooker hood above, A designated area for a fridge/freezer is conveniently integrated into the design. Completing the look is the high gloss wood effect flooring, This exceptionally well-designed room combines modern elegance with practicality.

## Utility Room

8'5" x 6'0" (2.57m x 1.85m )

Wall and base units providing ample storage space. The working surface is equipped with an inset stainless steel sink and drainer, Additionally, there is convenient plumbing available for a dishwasher and washing machine, Wall mounted combination boiler. The high gloss wood effect flooring adds a touch of elegance and is easy to maintain. A door off to the side of the property allows for easy access to the outdoors or an alternate entrance.

## Garden Room

11'4" x 11'4" (3.46m x 3.46m )

The open plan layout complemented by a stunning feature Apex window, which floods the space with an abundance of natural light, creating an inviting and spacious atmosphere. Connecting seamlessly with the outdoors, the French doors lead to the rear gardens, providing a seamless connection between the interior and exterior living spaces. continuation of high gloss wood effect flooring and panel radiator. This open plan area with its remarkable features and carefully chosen materials truly enhances the overall charm and functionality of the home.

## First Floor Landing

With carpeted flooring throughout, access to the loft space, The double glazed window to the side ensures ample natural light, oak doors into the bedrooms and bathroom.

## Bedroom One

14'2" x 9'4" (4.32m x 2.85m )

Well presented bedroom boasts modern fitted wardrobes, providing ample storage space, double glazed window to the front lets in plenty of natural light, creating a bright and airy atmosphere. carpeted flooring, panel radiator.

## Bedroom Two

10'7" x 9'3" (3.25m x 2.83m )

The spacious living room is well presented with a double glazed window to the front, allowing an abundance of natural light to filter in, creating a bright and airy atmosphere. The carpeted flooring adds a level of comfort and warmth, making it an inviting space for relaxation and leisure. The fitted wardrobes, complete with sliding mirrored doors, provide ample storage for clothes and belongings, ensuring a neat and organized living environment. With its attention to detail and functionality, this room offers a perfect blend of style and practicality. Whether you want to entertain guests or simply enjoy a quiet evening at home, this well-appointed living room provides the ideal setting for a comfortable and enjoyable living experience.

## Bedroom Three

3.86m x 2.11m

Upvc double glazed window located at the rear, fitted wardrobes offer ample storage space . carpeted flooring, panel radiator.

## Bathroom

6'9" x 8'0" (2.08m x 2.44m )

Well appointed with a 4 piece suite comprising of a low level w.c,

wash hand basin, freestanding 'roll top' bath, separate shower cubicle with 'Rain forest' style shower head over, attractive tiled flooring, double glazed window. heated towel rail.

### Outside

To the front of the property, there is a spacious paved driveway that offers ample off-road parking for multiple vehicles. To the rear of the house, you will find a generously sized south-facing garden that benefits from ample sunlight throughout the day. The garden also boasts a beautifully paved patio area that seamlessly connects to a well-maintained lawn. This creates the perfect setting for outdoor gatherings, barbecues, or simply enjoying a peaceful afternoon in the sun. The well-established planted borders add a touch of natural beauty and privacy to the space. To one side of the property, a stone paved pathway leads to gated access providing additional convenience and security.

### EPC Rating

C

### 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.

### Loans

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

### 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.

### 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.

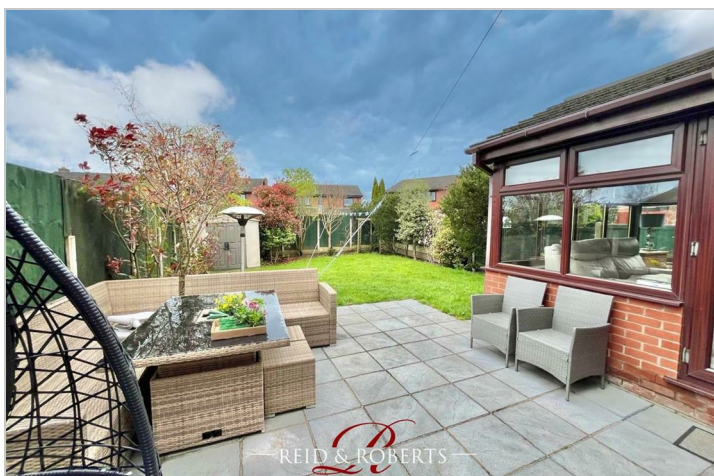
### Services

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

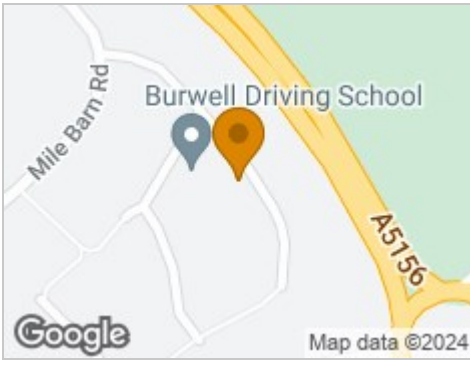
### Hours Of Business

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



## Road Map



## Hybrid Map



## Terrain Map



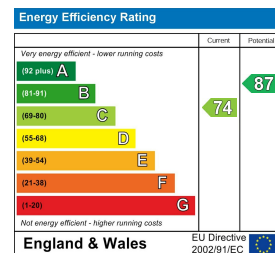
## Floor Plan



## 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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