



## 1 Troon Close

Wrexham, LL13 9QX

£329,950



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## Entrance Porch

Upon entering, you will find a UPVC double glazed door that leads to the Entrance Porch, and a hardwood glazed door that grants access to the Entrance Hallway.

## Separate W.C

The bathroom features a wash hand basin and a low level WC, with part tiled walls and a wall mounted vanity unit. There is an UPVC double glazed frosted window to the front elevation, allowing natural light to filter in. Tiled flooring

## Entrance Hallway

16'2" x 7'9" (4.93m x 2.37m )

The hallway boasts two convenient built-in storage cupboards, coved and textured ceiling, a functional panel radiator, and doors that provide access to the Lounge, Kitchen, Bedrooms, and Shower Room. The storage cupboards offer ample space for storing coats, shoes, and other belongings,

## Lounge

16'10" x 13'5" (5.14m x 4.10m )

UPVC double glazed bay fronted window, with a feature marble fireplace, which houses an electric fire, adding a focal point to the space. A panel radiator, TV aerial point. coved and textured ceiling, carpeted flooring. The archway connecting the living room and dining room creates a seamless flow, enhancing the overall functionality and appeal of the property.

## Dining Room

13'5" x 8'5" (4.10m x 2.58m )

The side elevation features a UPVC double glazed window, providing ample natural light. A panel radiator, while the carpeted flooring seamlessly continues throughout the space. coved and textured.

## Kitchen

11'5" x 8'7" (3.48m x 2.64m )

The kitchen is equipped with a variety of wall, drawer, and base units, including a breakfast bar. It features worktop surfaces with an inset stainless steel sink unit and mixer taps. There is ample space for a cooker and fridge freezer. The kitchen is finished with vinyl flooring and a panel radiator. Additionally, there is a UPVC double glazed window to the rear elevation. A door leads into the Utility Room.

## Utility Room

8'5" x 4'6" (2.59m x 1.39m )

Wall base with drawer units and worktop surfaces, along with an

inset stainless steel sink unit with mixer taps. It also includes a wall-mounted Combination 'Worcester' boiler, a UPVC double glazed door to the side, and a UPVC window to the rear elevation.

## Shower Room

12'0" x 5'8" (3.66m x 1.75m )

A generously sized walk-in shower includes a rainfall shower head and hose, two support rails, a low-level w.c., a pedestal wash hand basin, a UPVC double-glazed and frosted window to the side, fully tiled walls, and a wall-mounted chrome heated towel rail.

## Bedroom One

10'2" x 9'5" (3.10m x 2.89m )

Featuring a front-facing UPVC double glazed window, this space includes double wardrobes with sliding mirrored doors, offering ample hanging and shelving.

## Bedroom Two

9'0" x 11'9" (2.76m x 3.59m )

Featuring a rear-facing UPVC double glazed window, panel radiator.

## Bedroom Three

9'3" x 7'1" (2.83m x 2.16m )

Two convenient built-in storage cupboards with shelving, providing ample space. panel radiator, UPVC double glazed doors lead into the bright and airy conservatory, creating a seamless transition between indoor and outdoor spaces.

## Conservatory

11'1" x 8'2" (3.38m x 2.49m )

UPVC double glazed units from floor to ceiling, complemented by a polycarbonate roof. with carpeted flooring throughout. The doors lead out to the rear gardens,

## Outside

Situated at the front of the Property is a Driveway, offering convenient Off Road Parking. A pathway guides you to the front entrance, while the front, side, and rear of the property feature low maintenance gardens with astro turf lawns. Adjacent to the property, there is an additional Driveway that leads to the Detached Single Garage, equipped with an up and over door. On one side of the bungalow, you will find a securely gated access that grants entry to the beautifully landscaped rear garden. This garden showcases a delightful assortment of flowers, plants, and shrubs along the boundaries, ensuring privacy as it is not overlooked. Moreover, the rear garden is enhanced with a timber Shed and outdoor lighting.

### Council Tax Band.

Council Band F

### 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.

### Loans

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

### 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.

### 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.

### Services

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

### 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.

### Hours Of Business

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



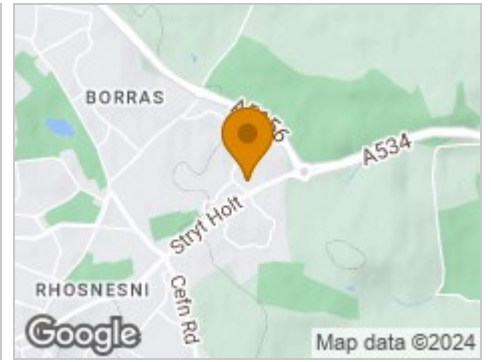
## Road Map



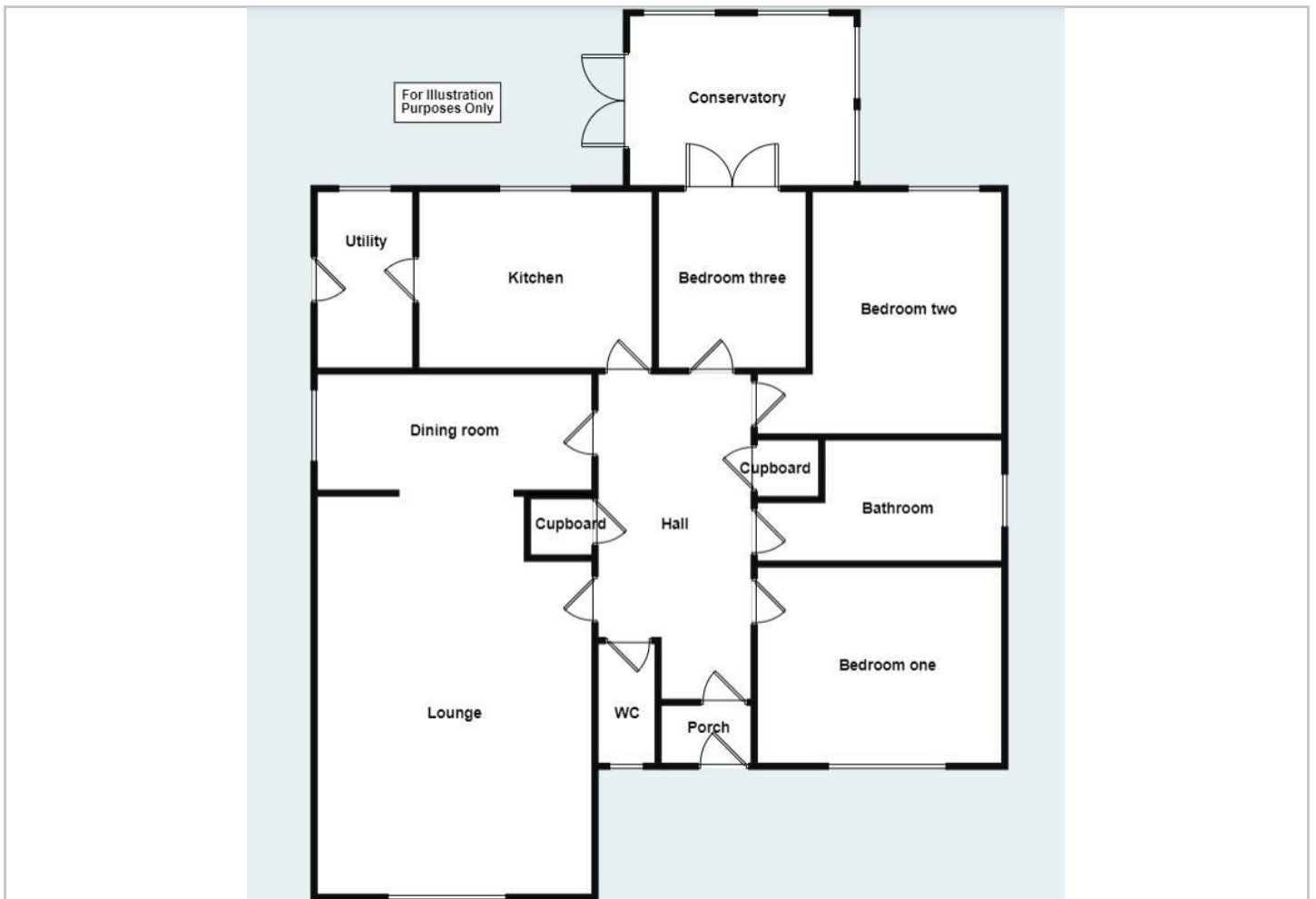
## Hybrid Map



## Terrain Map



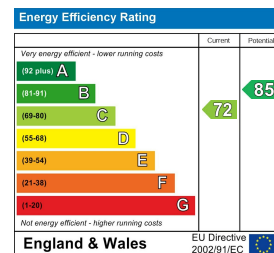
## Floor Plan



## 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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