



17 Caia Gardens Benjamin Road

Wrexham, LL13 8EJ

£115,000



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Entrance

Hallway

Laminate flooring. Radiator. Coved ceiling. Smoke detector. Ceiling light fittings. Built in storage with ample shelving. Loft hatch with pull-down ladder.

Kitchen

3.03m x 2.61m

The kitchen features a variety of modern wall and base units that are complemented by stylish worktop surfaces and partially tiled splash-back. inset stainless steel sink unit with a convenient draining board, as well as a wall-mounted "Worcester" combination boiler. The cooking area includes a four-ring "Candy" gas hob with an electric fan oven beneath it, accompanied by an extractor hood above. double glazed window to the front elevation, panel radiator. vinyl flooring. Additionally, there is plumbing and ample space for a washing machine, double fridge freezer. power points for various appliances.

Lounge

4.87m x 3.51m

The property features a wood fire surround housing a living flame gas fire set on a marble hearth. Double glazed windows to the rear elevation, laminate flooring. panel radiator, TV aerial point, multiple power points for convenience.

Bedroom One

13'3" x 11'2" (4.05m x 3.41m)

Double glazed window. Fitted carpet. panel radiator. Coved ceiling. Power points. Ceiling light fitting.

Bedroom Two

11'1" x 8'11" (3.39m x 2.73m)

Double glazed window. Fitted carpet. Radiator. Power points. Ceiling light fitting.

Bathroom

7'2" x 6'2" (2.19m x 1.90m)

The bathroom is equipped with a low level w.c., a pedestal wash hand basin, and a panelled bath with an overhead "Mira" power shower attachment. The flooring and walls are fully tiled. A frosted double glazed window offers privacy while allowing natural light to brighten the space. panel radiators, ceiling light fitting and extractor fan.

Outside

To the front of the property there is Off-road Parking Space (plus additional Visitors Space) to the front of the building and outside Garden Store. Pathway leads down to rear garden where residents can enjoy the paved area for various purposes, such as setting up outdoor furniture, hosting gatherings, The fenced boundaries and retaining wall not only enhance the aesthetics of the garden but also provide a sense of privacy and seclusion.

Tenure

Leasehold. 90 years from 30th August 2018. Annual Peppercorn Rent. Annual Insurance Payable (last dated 2018) approximately £141.90. Ground Round £150 per annum.

Council Tax Band.

The property is valued in Council Tax Band "B".

Additional Notes

Services:

All mains services are connected subject to statutory regulations. The Central Heating is a conventional radiator system effected by the "Worcester" combination gas fired boiler situated in the Kitchen.

Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts

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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.

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.

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



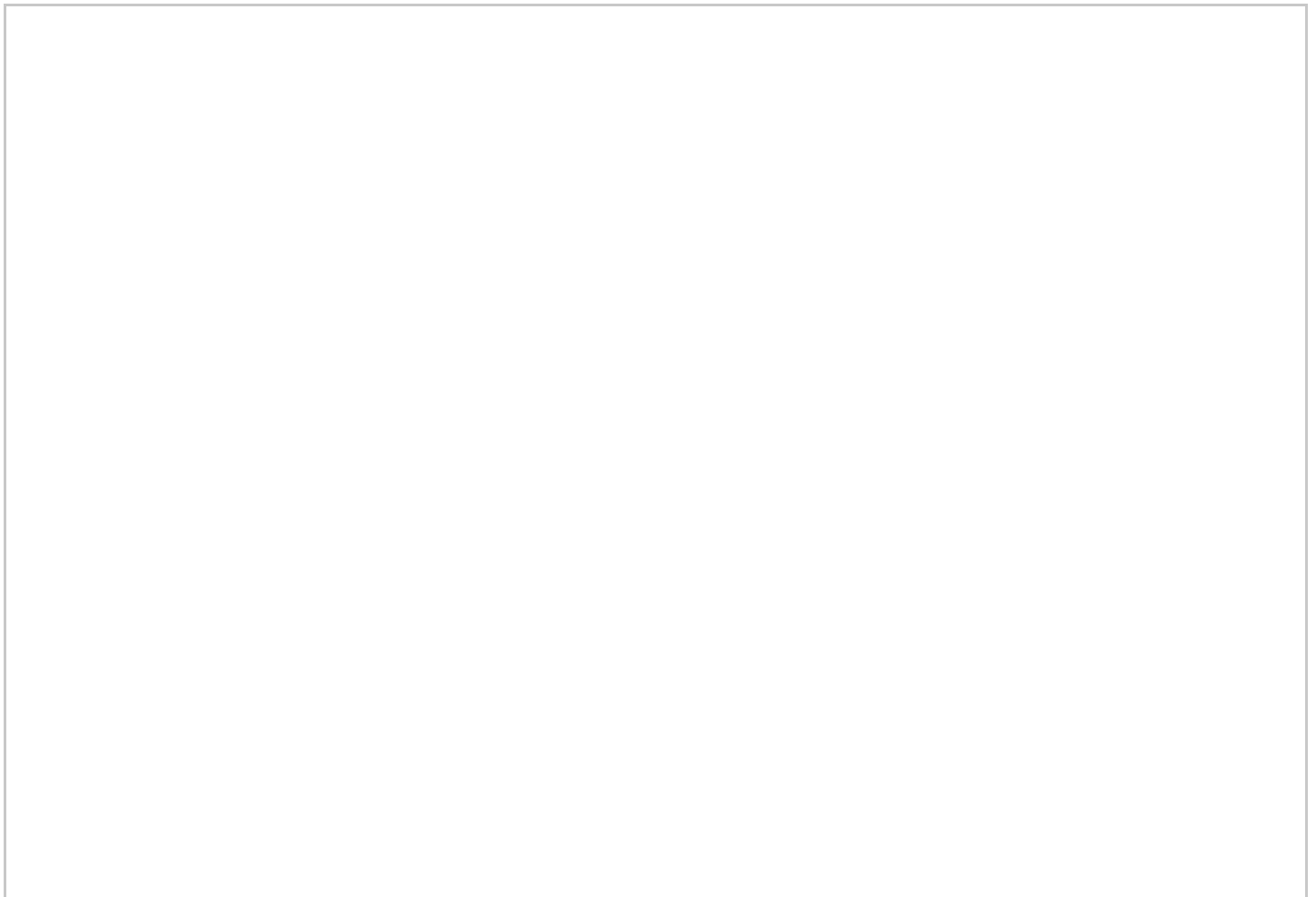
Hybrid Map



Terrain Map



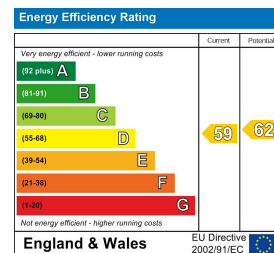
Floor Plan



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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