



7 Oakfield

Kings Mills, Wrexham, LL13 0NZ

£200,000



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Reid and Roberts Estate Agents are delighted to offer to the market this Well Presented Two Bedroom Detached Bungalow with the added benefit of having NO ONWARD CHAIN.

The Internal Accommodation of this Well-Appointed Property includes an Entrance Porch, Lounge, a fitted Kitchen/Diner, and an Inner hallway. Additionally, there are Two Bedrooms and a fitted Bathroom. The property benefits from gas heating, double glazing and newly fitted carpets throughout. Outside, there is a Driveway at the side of the property providing ample off-road parking and leading to the Single Detached Garage. The front, rear, and side gardens are beautifully presented and predominantly laid to lawn.

Located in the well established residential area on the outskirts of Wrexham Town Centre and with good links to the Town in addition to Wrexham Industrial Estate. There are local shopping facilities including Farm Foods and Lidl on Kingsmills Road. Bodhyfryd Welsh Primary School and Erddig National Trust Park are less than half a mile away.

Entrance Porch

Upvc double glazed door, with Upvc glazed units, tiled flooring. panel radiator, door leading into Lounge

Lounge

14'5" x 11'2" (4.41m x 3.42m)

Upvc double glazed bay window to the front elevation. panel radiator, newly fitted carpets, Tv aerial point. door leading into Kitchen and inner hallway.

Kitchen

11'5" x 9'3" (3.49m x 2.83m)

The kitchen area is equipped with a selection of wall, drawer, and base units featuring worktop surfaces. It also includes an inset stainless steel sink unit with mixer taps, a built-in electric oven with a 4-ring gas

hob, and a cooker hood above. Additionally, there is a wall-mounted 'Worcester' combination boiler, panel radiator, tiled flooring, and a Upvc double glazed window and door to the rear elevation.

Bathroom

Comprising a three piece white bathroom suite with low level w.c., pedestal wash hand basin and panelled bath with mixer tap and shower hose above, tiled flooring, panel radiator, fully tiled walls, Upvc frosted double-glazed window and panelled ceiling with loft access.

Bedroom One

12'1" x 9'10" (3.69m x 3.01m)

Upvc double glazed window to the front and side elevation, panel radiator, newly fitted carpets.

Bedroom Two

11'6" x 8'9" (3.51m x 2.67m)

Upvc double glazed window to the rear elevation, panel radiator, newly fitted carpets.

Outside

The Property can be reached via a pathway that leads to the front entrance, surrounded by lawns on both sides. Off-road parking is situated to the side, providing access to the Detached Single Garage. A gate allows entry to the side and rear gardens, which boast beautifully manicured lawns and hedges.

Garage

With power, lighting and up and over door.

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.

Tel: 01978 353000

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.

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.

Services.

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

Loans.

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Hours Of Business.

Monday - Friday 9.15am - 5.00pm
Saturday 9.15am - 4.00pm



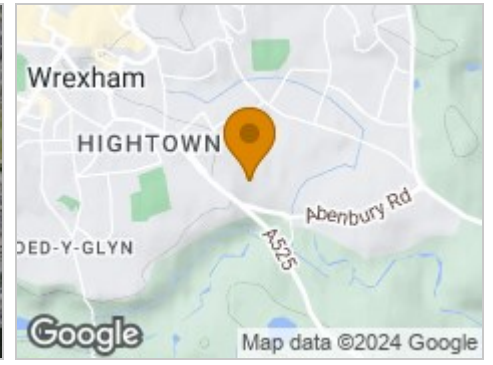
Road Map



Hybrid Map



Terrain Map



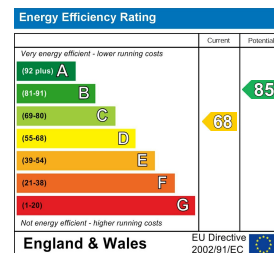
Floor Plan



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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