



## 15 Townsend Avenue

Wrexham, LL12 7UB

Offers Over £245,000



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## Entrance Hallway

UPVC white front door with a decorative double-glazed glass insert. Upvc double-glazed window to the front. Coved and textured ceiling. Double radiator. newly fitted carpeted flooring. Stairs leading to the first floor. Under-stair cupboard housing the consumer unit and gas meter.

## Lounge

15'5" x 12'4" (4.71 x 3.76)

Spacious lounge featuring an feature tiled fire surround housing electric fire, double radiator, textured and coved ceiling. UPVC sliding double-glazed doors provide access into the conservatory.

## Kitchen

11'1" x 9'4" (3.38 x 2.87)

Housing a range of wall, base, and drawer units with complementary work surfaces, inset stainless steel sink unit with taps over, integrated Oven with an electric hob and extractor fan above, plumbing for a washing machine and dishwasher. space for fridge/freezer. UPVC double-glazed window to the rear and a door to the side elevation.

## Conservatory

10'3" x 9'1" (3.13 x 2.77)

UPVC Double glazed windows built on a low level brick wall, panel radiator, laminate flooring, UPVC Double glazed French Style doors opening to the rear garden,

## Bathroom

5'11" x 5'6" (1.82 x 1.7)

Two piece suite comprising Panel Bath with mains shower attachment over with shower screen, wall mounted storage cabinets, fully tiled walls and flooring, heated towel rail, Upvc double glazed frosted window to the side elevation.

## WC

5'6" x 2'4" (1.7 x 0.72)

fitted low level WC, Upvc double glazed frosted window to the side elevation.

## Dining room ( Bedroom 3 )

12'4" x 12'2" (3.76 x 3.71)

This generously sized room, currently serving as a bedroom, features a Upvc double glazed window at the front, a panel radiator, and laminate flooring.

## Stairs To First Floor

## Landing Area

Upvc double glazed window to the side elevation, doors leading off to Bedroom One and Two

## Bedroom One

15'5" x 12'7" (4.70 x 3.85)

The room comes complete with a selection of wardrobes offering plenty of hanging and shelving space, as well as drawers. Additionally, there is a panel radiator, built-in storage in the eaves, and a storage cupboard that houses a wall-mounted combination boiler. Upvc double glazed window to the front elevation.

## Bedroom Two

9'5" x 9'3" (2.89 x 2.82)

Upvc double glazed window to the rear elevation and panel radiator.

## Outside

### To the Front

To the front you will find a Driveway which offers ample Off Road Parking, with a gated access leads to the Car Port and Detached Single Garage, The front garden boasts well manicured lawned gardens, with hedging, shrubs and fencing to the boundary.

### To the Rear

The Rear garden enjoys a sunny aspect together with a good degree of privacy offering lawned gardens with a variety of trees, plants and shrubs, timber gazebo with a seating area, perfect for relaxing. There is also a greenhouse, garden store for extra storage, a patio seating area for outdoor dining.

## Garage

with Up and Over door, power and lighting laid on.

## 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.

## 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.

## Loans

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

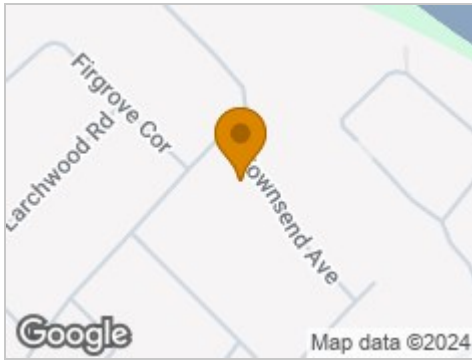
## Hours Of Business

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



## Road Map



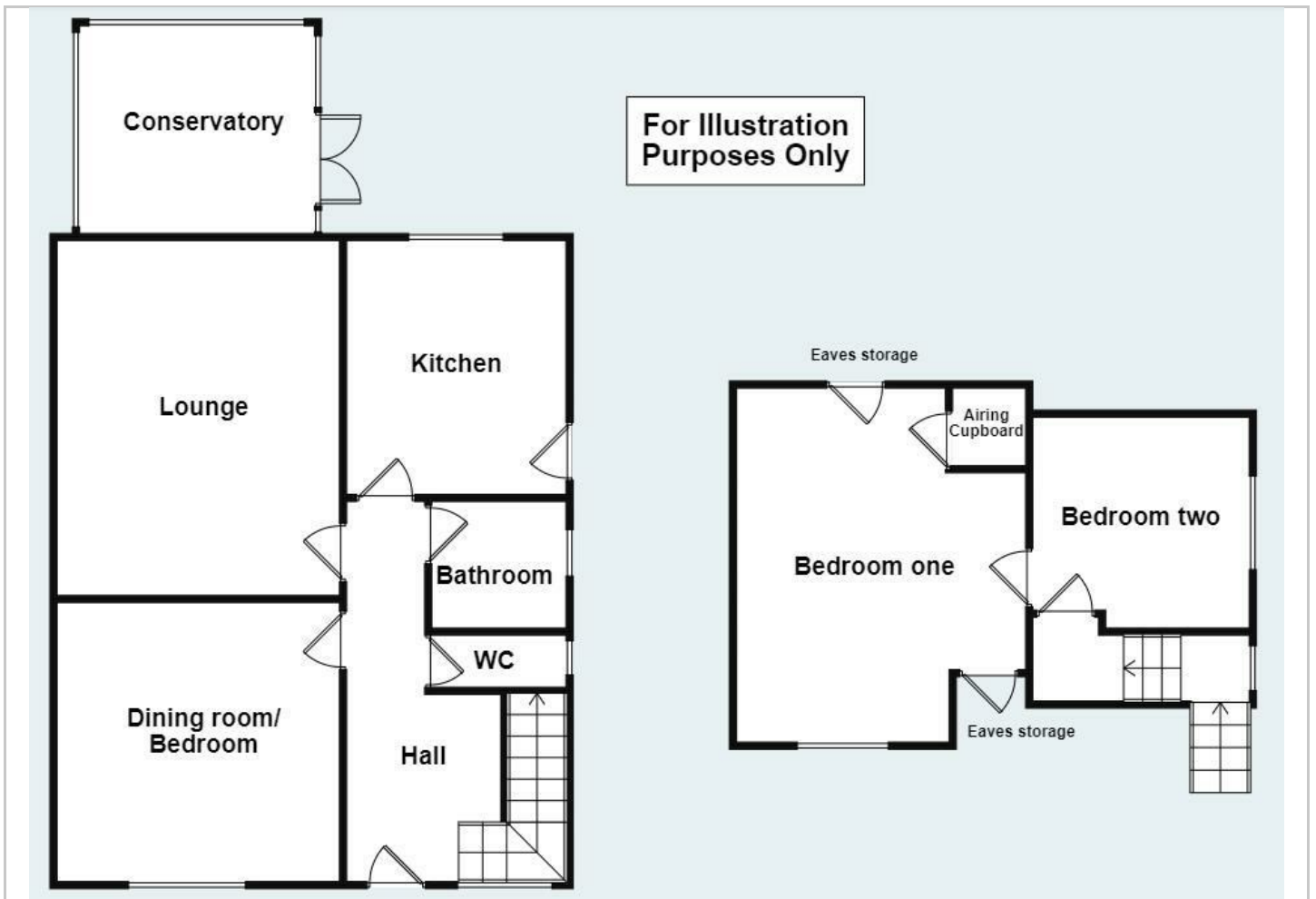
## Hybrid Map



## 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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