



## 25a Fennant Road

Ponciau, Wrexham, LL14 1HL

Offers Invited £115,000





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## Entrance Porch

Upvc double glazed window and door to the front elevation, door leading to the front entrance.

## Lounge

14'1" x 11'10" (4.30m x 3.63m)

Upvc double glazed window to the front, feature fireplace housing living flame gas fire set on tiled hearth. panel radiator, cupboard housing housing gas meter, coved ceiling, stairs to first floor, door leading into;

## Kitchen/Breakfast

8'10" x 8'2" (2.70m x 2.50m )

Housing a range of wall, drawer and base units with worktop surfaces over, with inset stainless steel sink unit, plumbing for washing machine, space for fridge freezer. panel radiator, Upvc double glazed window and door to the rear..

## Dining Area

14'6" x 11'9" (4.42m x 3.59m)

Upvc double glazed window to the rear elevation, panel radiator, opening into the Kitchen. door to downstairs WC.

## Downstairs WC

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

## Stairs to the First Floor

Upvc double glazed window to the side elevation, doors leading off to Bedrooms.

## Bedroom One

11'8" x 11'9" (3.57m x 3.59m )

Built in mirrored sliding wardrobes with ample

shelving and hanging space. panel radiator and Upvc double glazed window to the rear elevation. Built in storage cupboard housing wall mounted Boiler. Door leading into Bathroom.

## Bathroom

8'11" x 8'3" (2.72m x 2.52m )

comprising of a 4 piece suite which offer shower cubicle, Corner Bath, Wash hand basin and low level WC, panel radiator,, Upvc double glazed frosted window to the side elevation.

## Bedroom Two

11'10" x 8'10" (3.62m x 2.70m )

Upvc double glazed window to the front elevation, panel radiator,, door leading into Bathroom

## Bathroom

11'11" x 5'2" (3.64m x 1.59m )

Fitted 3 piece suite comprising Vanity wash hand basin, panelled Bath and low level WC. Panel radiator, Upvc double glazed window to the front elevation.

## Outside

There are steps leading up to the front of the property with gated access and to the rear there is a low maintenance garden with a paved patio and brick built storage.

## 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.

### EPC Rating.

EPC RATING D

### 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.

### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm





## Road Map



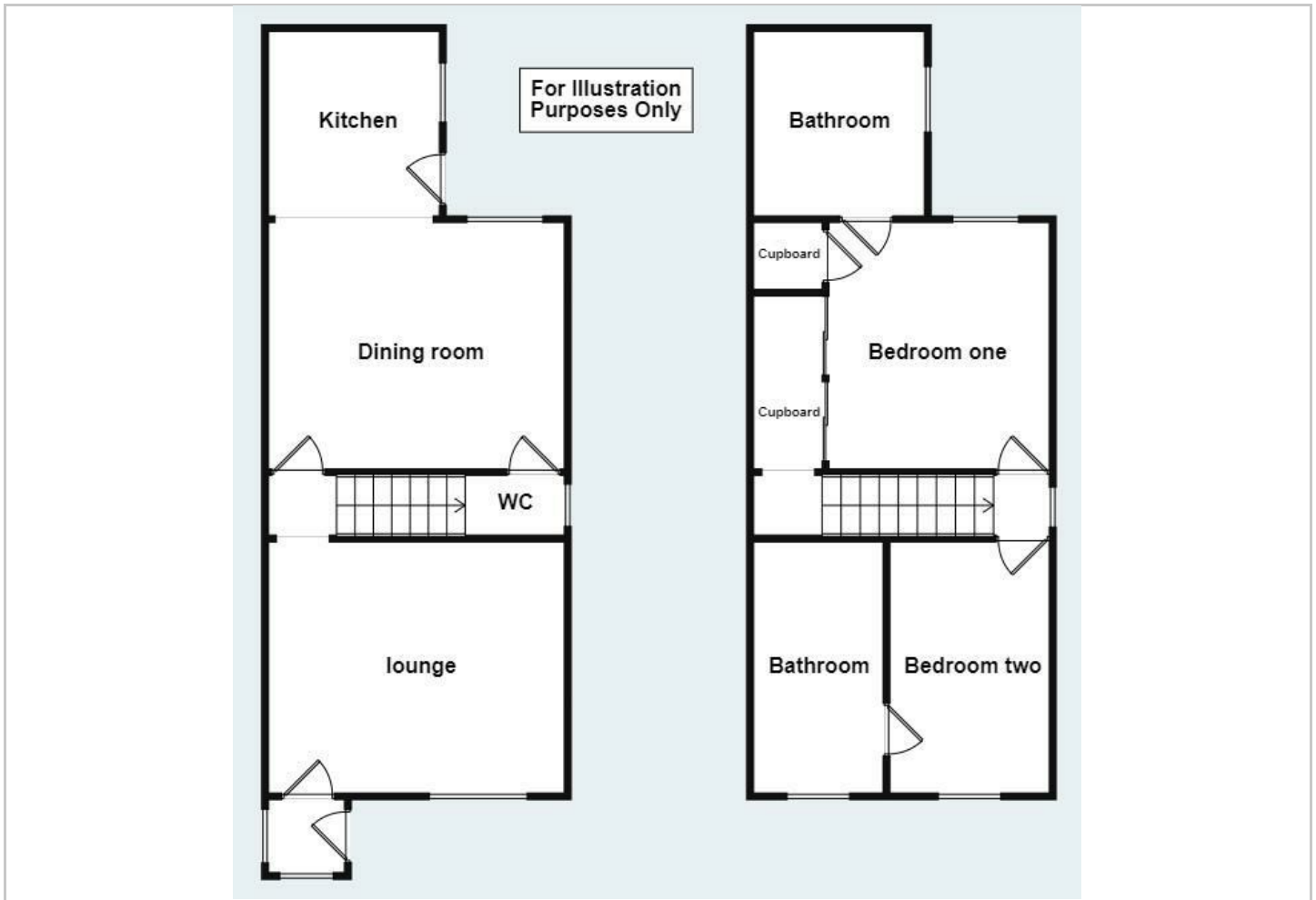
## Hybrid Map



## Terrain Map



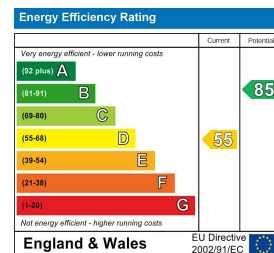
## Floor Plan



## 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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