



— REID & ROBERTS —

Y Clochdy Station Road

Marchwiell, Wrexham, LL13 0RT

£250,000



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Entrance Porch

A Upvc double glazed door is situated at the front entrance, with a hardwood door providing access to the Entrance Hall.

Entrance Hallway

Built-in storage cupboard, providing ample space for storing panel radiator. The stairs leading to the first floor are well-maintained and provide easy access to the upper level of the property.

Lounge

20'10" x 11'10" (6.36m x 3.63m)

The front and rear double glazed windows provide a bright and spacious living area, complemented by a feature fireplace containing a living flame gas fire on a slate hearth, panel radiators, and two ceiling lights. There is also a TV aerial point for convenience.

Kitchen

16'11" x 7'10" (5.17m x 2.40m)

Housing a range of wall, drawer and base units with worktop surfaces over, ceramic sink unit with mixer tap, space for cooker, built in storage cupboard, part tiled walls, tiled flooring, panel radiator, wall mounted 'Worcester' combination boiler, double glazed windows to the rear. door leading into Utility area, WC and integral Garage.

Rear Entrance/ Utility

plumbing for washing machine, tiled flooring, Upvc door to the rear, door into WC and Garage.

Downstairs WC

Low level WC, part tiled walls, tiled flooring, double glazed frosted window to the rear.

Reception Room/ Bedroom Three

12'6" x 8'11" (3.82m x 2.72m)

The front elevation features a double glazed window, along with a panel radiator and carpeted flooring.

Stairs leading to first floor accommodation

Landing Area

A double glazed window overlooks the rear of the property,

providing ample natural light. There is a built-in storage cupboard with shelving for added convenience. Additionally, there is loft access and doors that lead to the Bedroom and Shower Room.

Bedroom One

13'1" x 12'0" (4.00m x 3.66m)

Double glazed window to the front elevation, fitted range of wardrobes with matching drawers, storage to the eaves, panel radiator and telephone point, carpeted flooring.

Bedroom Two

12'11" x 9'0" (3.95m x 2.75m)

Double glazed window to the front elevation, panel radiator, carpeted flooring.

Shower Room

Fitted 3 piece white suite comprising walk in shower with Triton shower attachment, wash hand basin and low level WC, double glazed frosted window to the front elevation, panel radiator, tiled walls and flooring.

Outside

To the front of the property there is dwarf brick wall and fencing to the boundary, with brick paved Driveway which offers ample Off Road Parking and leads to the Integral Single Garage, there are neatly laid to lawned gardens which are bordered with trees and flowerbeds. To the side there is a gated access which leads to the rear Gardens. The rear gardens offer a good degree of privacy and includes lawned gardens, full width paved patio which is ideal for outdoor entertaining, flowerbeds, external lighting and cold water tap, all of which is enclosed to provide a safe family environment.

Garage

17'1" x 8'4" (5.23m x 2.56m)

Up and Over doors, electric and gas meters, power and lighting, door leads into Rear Entrance/Utility.

EPC Rating.

TBC

Council Tax Band.

TBC

Tel: 01978 353000

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.

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



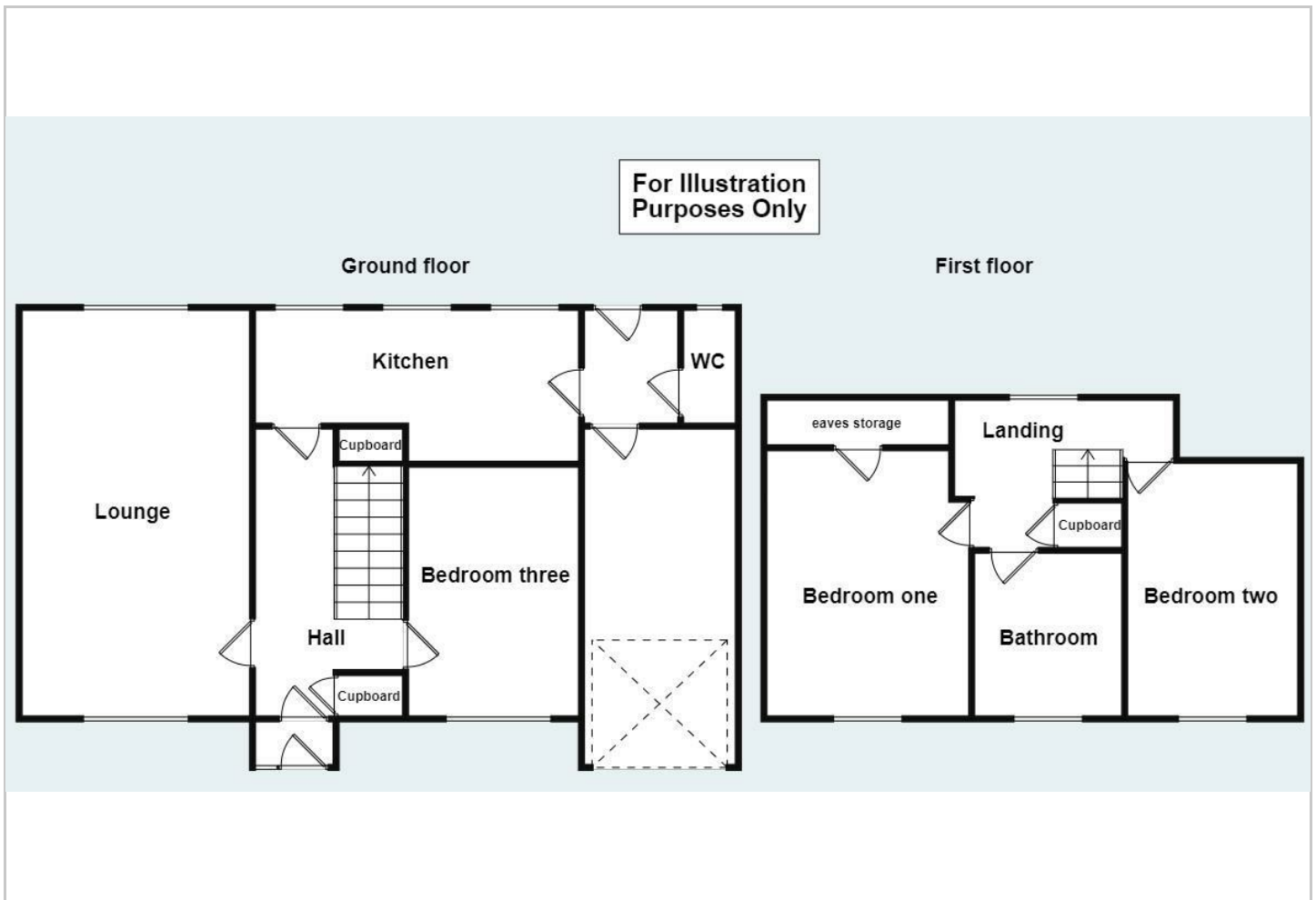
Hybrid Map



Terrain Map



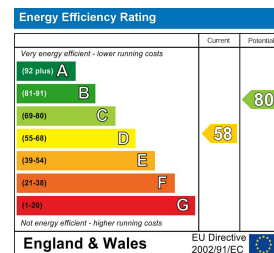
Floor Plan



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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