



— REID & ROBERTS —

## High Street

Pentre Broughton, Wrexham, LL11 6AW

£169,950



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## Entrance

Upvc double glazed door to the front elevation.

## Reception Salon

14'6" x 10'8" (4.42m x 3.27m )

reception counter, two work stations with vanity mirrors and chairs with electric sockets. tiled flooring, panel radiators, Upvc window to the front elevation. leading into;

## Wash Room

10'8" x 6'7" (3.27m x 2.01m )

inset wash basin with thermostatic hose, panel radiator and power points. continuation of tiled flooring.

## Inner Hall

## Salon 2

11'5" x 9'9" (3.48m x 2.99m)

two work stations with vanity mirrors and chairs with electric sockets. wash basin, tiled flooring, panel radiators, cupboard housing the wall mounted 'Worcester' combination boiler. continuation of tiled flooring.

## Cloakroom

Fitted with a two piece white suite comprising wash hand basin and low level wc.

## Utility Room

10'11" x 10'0" (3.35m x 3.05m )

A double base unit features a fitted single drainer stainless steel sink unit with an extended work surface. Below, there is a "Logik" washing machine, "Indesit" dryer, and larder fridge. Additionally, there is a suspended double wall cabinet. The external door and matching window are PVCu framed with security part double glazing. There is also a radiator, two

exposed double power points with concealed spurs for appliances, and a storeroom partitioned off with a fitted radiator.

## On The First Floor

## Self Contained Flat

## Entrance

Upvc double glazed door to the front entrance, stairs leading to first floor

## Lounge

13'6" x 10'9" (4.14m x 3.28m )

Upvc double glazed window to the front elevation, panel radiator.

## Kitchen/Diner

22'11" x 9'7" (7.00m x 2.94m )

Housing a range of wall, drawer and base units having worktop surfaces over, integrated Hob and electric Oven with cooker hood above, plumbing for washing machine and space for fridge freezer, Upvc double glazed window to the rear elevation. wall mounted 'Worcester' combination boiler.

## Bedroom One

10'10" x 10'9" (3.31m x 3.29m )

Upvc double glazed window to the front elevation

## Bedroom Two

## Outside

To the Rear of the property there is Ample Off Road Parking Facilities Outside

## Additional Information

All mains services are connected subject to statutory regulations. The services to the Shop and Flat are

separately metered and there are separate gas fired central heating systems.

The Tenant currently pays £495pcm Council Tax Band B EPC RATING C  
Shop can also be LET £8,000pa Rateable Value of Salon £2,375 EPC RATING C

### Tenure

Freehold. Vacant Possession of the Ground Floor Salons. The First Floor is subject to a Residential Tenancy which has been established since 2019. Details on request.

### 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.

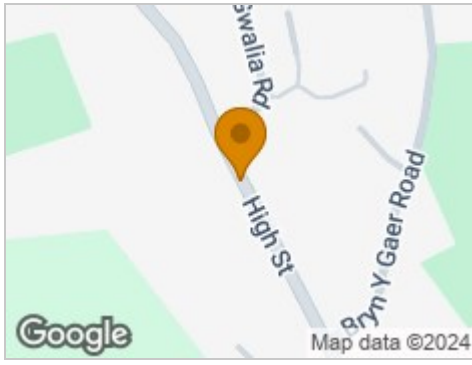
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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.

### Hours Of Business.

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



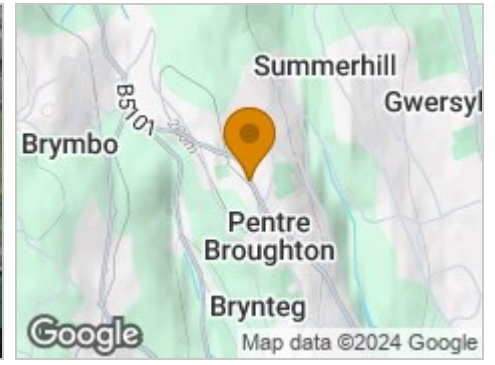
## Road Map



## 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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