



— REID & ROBERTS —

12 Ffordd Pentre

Johnstown, Wrexham, LL14 1PP

£195,000



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Entrance Hallway

UPVC double glazed door to the side elevation. Includes cupboard housing the electric meters and additional storage cupboard with shelving.

Kitchen/ Diner

17'6" x 6'11" (5.35m x 2.13m)

Housing a range of wall, drawer, and base units with worktop surfaces over, inset stainless steel sink unit with mixer taps, and space for a cooker with an extractor fan above. Vinyl flooring, UPVC double glazed windows to both the front and side elevations, a door to the side, and electric storage heater. Archway leading to dining area.

Shower Room

Three piece suite comprising walk in shower, wash hand basin with mixer tap, and low level W.C. Fully tiled flooring with part tiled walls and UPVC frosted window to the side elevation.

Lounge

14'1" x 12'7" (4.30m x 3.86m)

UPVC double glazed window to the front elevation, feature fire surround with an electric fire set on a slated hearth, electric storage heater, TV aerial point, Wall lights and carpeted flooring.

Bedroom One

11'8" x 8'6" (3.58m x 2.60)

UPVC double glazed window to the rear elevation, electric storage heater, carpeted flooring, and ceiling light point.

Bedroom Two

11'1" x 8'2" (3.40 x 2.50m)

UPVC double glazed window to the rear elevation,

electric storage heater, carpeted flooring, and ceiling light point.

Outside

To The Front

To the front of the property, there is a driveway providing off-road parking that leads to a double detached garage. The front garden is neatly laid to lawn, featuring an array of plants and shrubs along the boundary.

To the Rear

Gated access to the side of the property leads to the rear gardens, where you'll find additional lawned areas.

Council Tax Band

TBC

EPC Rating

TBC

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.

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.

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.

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



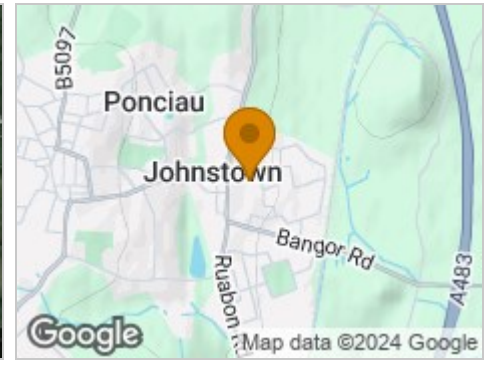
Road Map



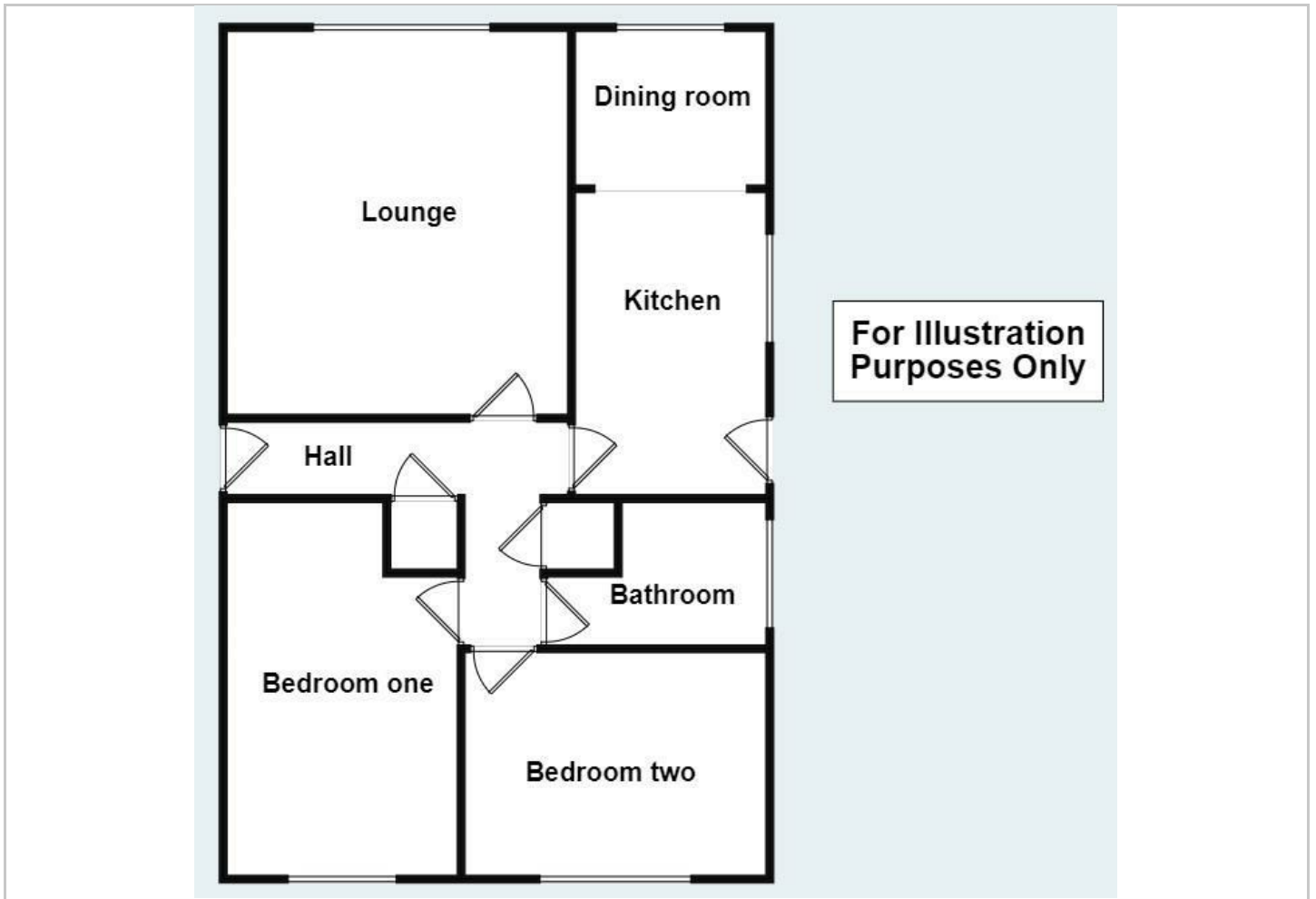
Hybrid Map



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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