

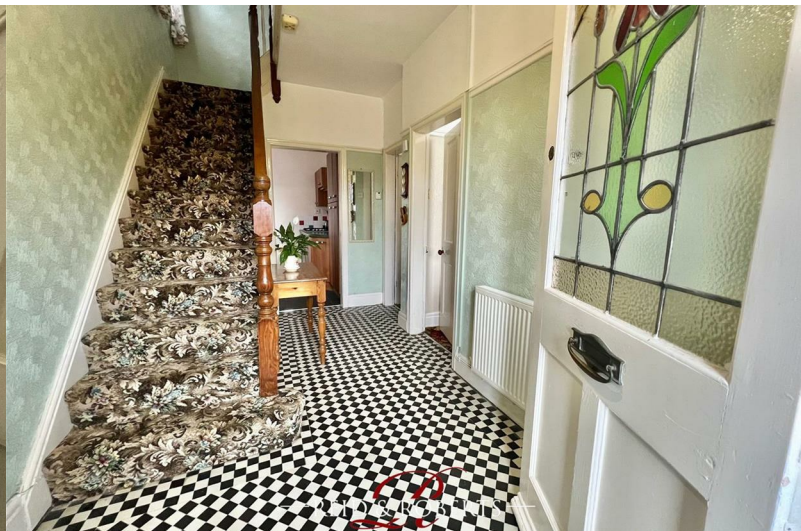
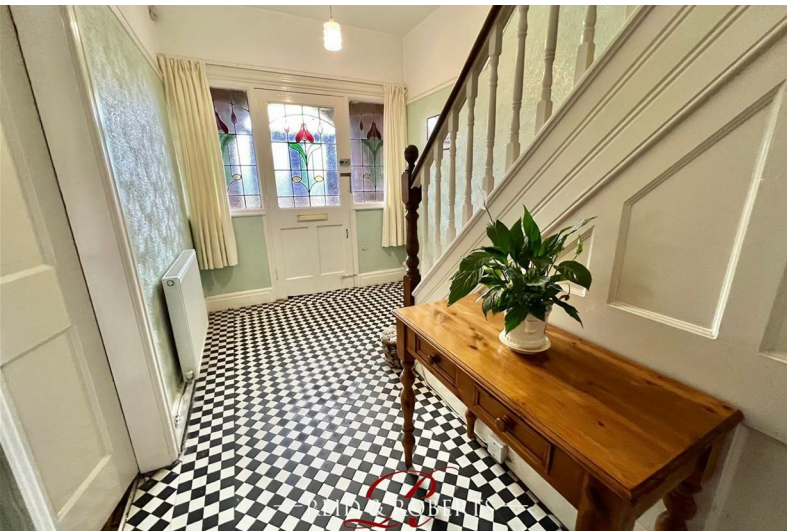


— REID & ROBERTS —

24 Wrexham Road

Rhostyllen, Wrexham, LL14 4DH

Offers In The Region Of £249,500



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Entrance Porch

Upvc double glazed doors opening into the porch, tiled flooring.

Entrance Hallway

Hardwood part glazed entrance door with decorative glass and leaded window panel and similar side glass panel opens into the Hallway, original tiled flooring, panel radiator, timber staircase leading to the first floor. Doors leading into Kitchen, Lounge and Sitting Room.

Sitting Room

13'1" x 11'6" (4.01m x 3.51m)

Bay fronted window to the front elevation, feature tiled fire surround housing original coal fire, panel radiator, Tv aerial point.

Lounge

13'5" x 11'1" (4.09m x 3.39m)

Feature marble-effect fireplace that houses a gas fire, complemented by a panel radiator and a TV aerial point. Additionally, patio sliding doors provide access to the rear gardens, while wood block parquet flooring lies beneath the carpeted surfaces.

Kitchen

9'11" x 7'10" (3.02m x 2.39m)

Housing a range of wall, drawer and base units with worktop surfaces over, inset stainless steel sink unit with mixer tap over. Built in 4 ring gas hob with electric Oven and cooker hood above. Part tiled walls to work surface height, tiled flooring, double glazed window to the side elevation. Walk in Pantry with window to the side elevation. Door leading into Rear Entrance, Utility and WC

Utility

Plumbing for washing machine and space for fridge freezer. Window to the side elevation, tiled flooring.

WC

Low level WC, window to the side elevation. tiled flooring.

Landing Area

Loft access, doors leading to Bedrooms and Bathroom

Bedroom One

16'1" x 10'04" (4.90m x 3.15m)

Built in wardrobes equipped with mirrored sliding doors, ensuring plenty of hanging space and shelving. A bay fronted window with secondary glazing adorns the front elevation, accompanied by a panel radiator and a TV aerial point.

Bedroom Two

11'07" x 8'04" (3.53m x 2.54m)

Built in wardrobes equipped with mirrored sliding doors, ensuring plenty of hanging space and shelving. Window to the rear elevation, accompanied by a panel radiator and a TV aerial point.

Bedroom Three

9'0" x 7'5" (2.74m x 2.26m)

Window with secondary glazing to the front elevation, panel radiator, Tv aerial point.

Bathroom

Fitted white 3 piece suite featuring a wash hand basin equipped with mixer taps, a panel bath with both mixer taps and a hose, as well as a mains shower attachment and low level WC. Fully tiled walls and flooring. Panel radiator. Built in storage cupboard with ample shelving.

Outside

The property is entered through iron gates that lead to a blocked brick-paved driveway, providing sufficient

parking and turning space. A secondary gated entrance grants access to a single detached garage and the rear gardens, which are notably spacious and adorned with a variety of plants and flowers along the edges. The outdoor area features a paved patio for seating that flows into the lawned gardens, along with two garden storage sheds and a greenhouse.

Additional Information

The vendor has informed us that a new, smart-controlled boiler was installed on 01/11/2024.

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.

Services.

The agents have not tested the appliances listed in the particulars.

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.

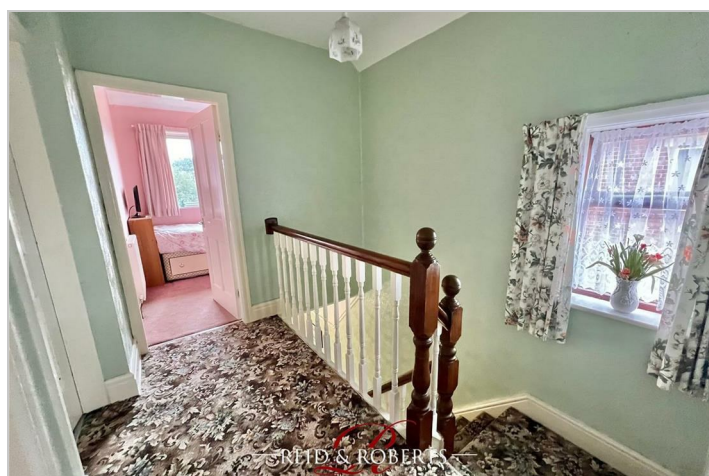
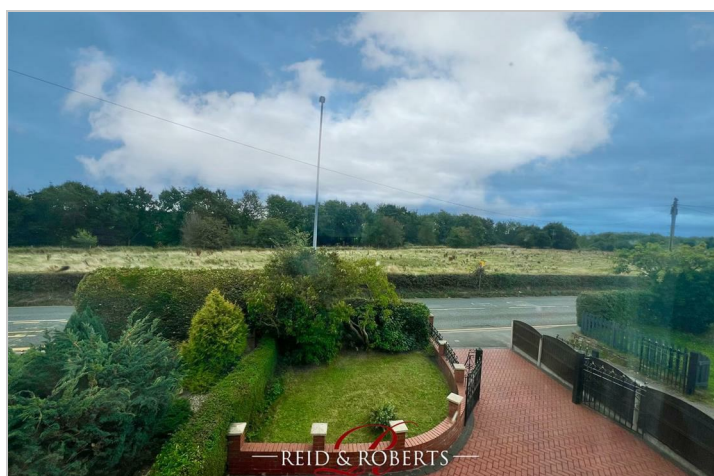
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



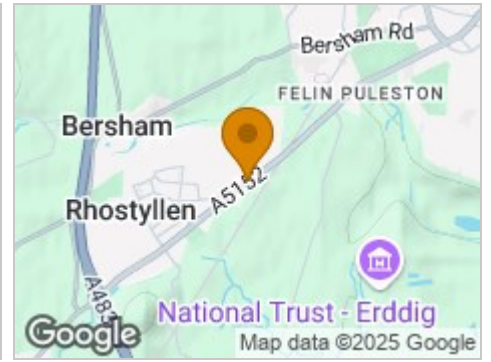
Road Map



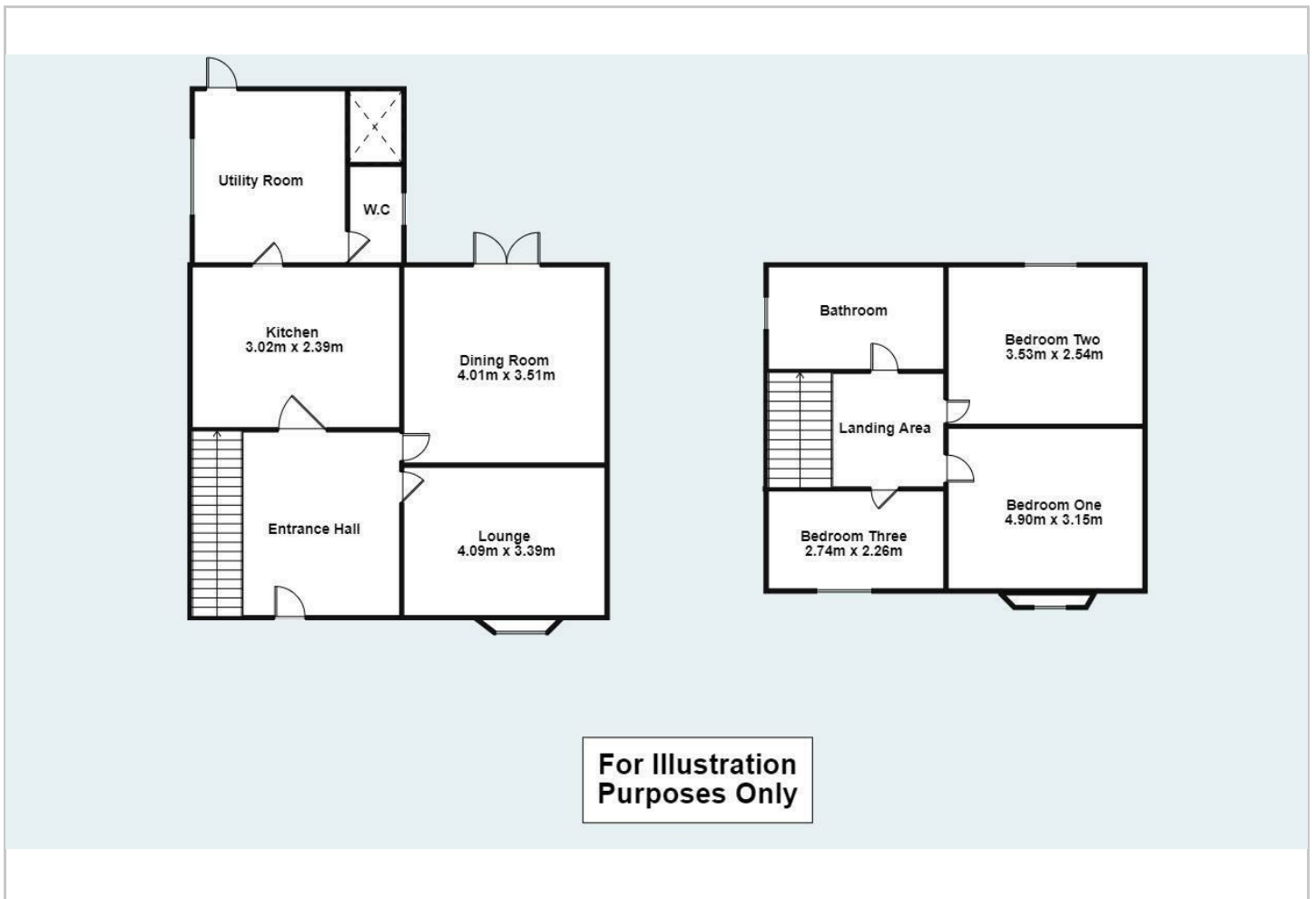
Hybrid Map



Terrain Map



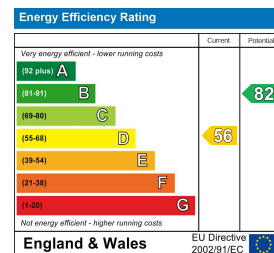
Floor Plan



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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