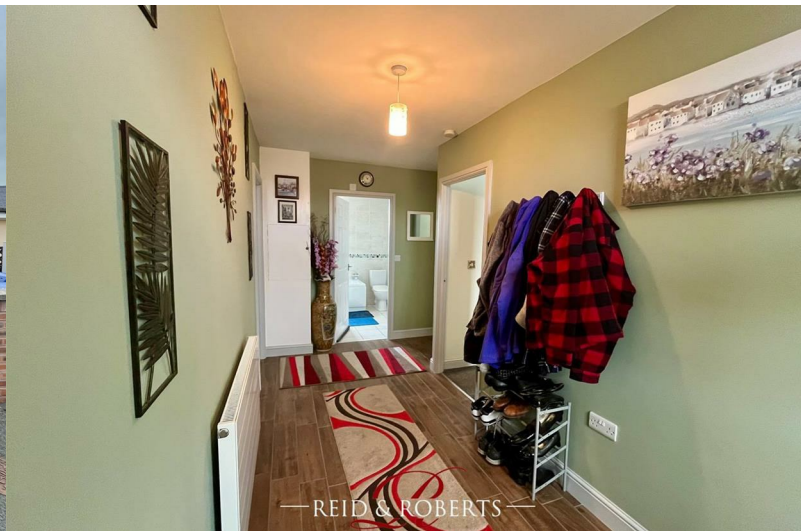




## 79 Heol Offa

Johnstown, Wrexham, LL14 2BB

£175,000



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## Entrance Hallway

Upvc double glazed door to the front entrance, panel radiator, laminate flooring, doors leading to Lounge, Bedrooms and Bathroom.

## Lounge

18'0" x 11'10" (5.51m x 3.62m)

A light and airy room with Upvc double glazed window to the front elevation, feature marble fireplace housing living flame gas fire set on marble hearth.

## Kitchen/Breakfast

11'10" x 10'1" (3.62m x 3.08m)

Modern fitted Kitchen housing a range of wall, drawers and base units with worktop surfaces over, inset stainless steel sink unit with mixer tap over, Built in Oven with 4 ring gas hob and cooker hood above. There is designated space for a fridge freezer and plumbing for a washing machine. The walls are partially tiled to the height of the work surface, complemented by tiled flooring. Additional amenities include a panel radiator, a TV aerial point, and a wall-mounted combination boiler housed in a cupboard. The kitchen is equipped with a UPVC double-glazed window and a door leading to the rear elevation.

## Inner Hallway

Doors leading off to the Bedrooms and Bathroom

## Bedroom One

11'11" x 11'10" (3.64m x 3.63m)

Upvc double glazed window to the front elevation, panel radiator and TV aerial point. neutral coloured carpets

## Bedroom Two

11'11" x 9'8" (3.64m x 2.96m)

Upvc double glazed window to the rear elevation, panel radiator and neutral coloured carpets

## Bedroom Three

11'10" x 7'8" (3.62m x 2.34m)

Upvc double glazed window to the front elevation, panel radiator and TV aerial point. neutral coloured carpets

## Bathroom

7'11" x 7'9" (2.43m x 2.38m)

Fitted 4 piece white bathroom suite comprising of panel Bath, Shower cubicle with mains shower attachment and extractor fan, low level WC and wash hand basin, chrome heated towel rail, fully tiled walls and flooring, Upvc double glazed frosted window to the rear elevation.

## To The Front

The property is approached via a brick paved private driveway alongside a low maintenance decorative gravelled garden, with dwarf brick wall and fencing to the boundary

## To The Rear

The rear of the property boasts expansive, meticulously landscaped gardens adorned with a diverse selection of flowers, plants and fruit trees along the perimeter. Additionally, there is a brick built garden store, Greenhouse along with a paved patio area with wooden gazebo that serves as an excellent space for entertaining guests.

## Additional Notes

Please note that this property is built as a non traditional construction. please refer to your mortgage lender before making an offer.

## 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.

### **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.

### **EPC Rating.**

TBC

### **Council Tax Band.**

TBC

### **Hours Of Business.**

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



### Road Map



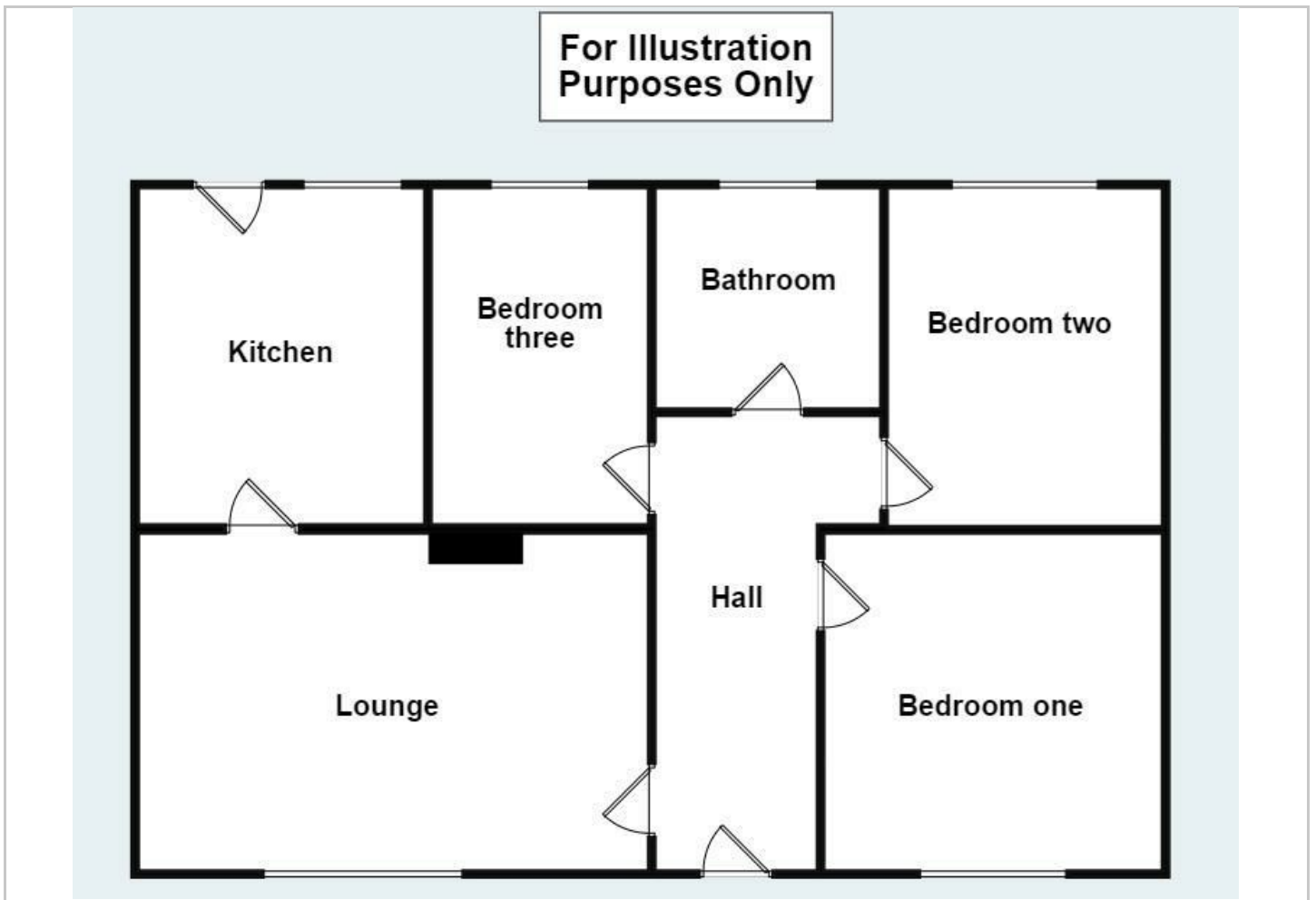
### Hybrid Map



### Terrain Map



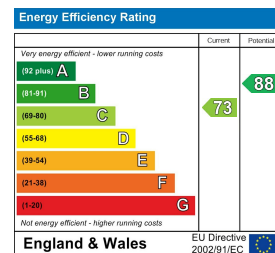
### Floor Plan



### 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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