



25 Pant Olwen

Gresford, Wrexham, LL12 8ES

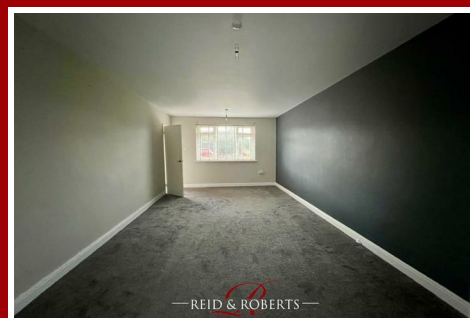
£190,000



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Entrance Hallway

double glazed composite door to the front entrance, doors leading off to the Lounge, Kitchen, Bedrooms and Bathroom, storage cupboards, one of which houses the boiler. storage cupboard with meters.

Lounge

19'7" x 11'11" (5.99m x 3.65m)

Upvc double glazed window to the front elevation with double doors opening into the Conservatory.

Conservatory

10'5" x 10'0" (3.18m x 3.05m)

Upvc double glazed frame set on Dwarf brick wall with poly-carbonate roof.

Kitchen

19'4" x 7'10" (5.90m x 2.41)

wall and base units with worktop surfaces over, inset stainless steel sink unit, space for cooker and plumbing for washing machine. Upvc patio doors and window to the rear elevation. Tiled flooring.

Bedroom One

9'10", 203'4" x 9'10" (3,62m x 3.02m)

Upvc double glazed window to the front elevation.

Bedroom Two

11'10" x 11'6" (3.62m x 3.51m)

Upvc double glazed window to the side elevation.

Family Bathroom

7'8" x 5'4" (2.34m x 1.65m)

Fitted 3 piece suite comprising panel bath, wash hand basin and low level wc. Upvc double glazed frosted window to the side elevation

Outside

To the Front of the property there are lawned gardens with a driveway to the side that leads to the garage. to the rear there are further lawned gardens and paved area

Additional Notes

this property does not have any heating, therefore if you are requiring a mortgage please notify your mortgage broker 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.

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.

EPC Rating.

EPC RATING F

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.

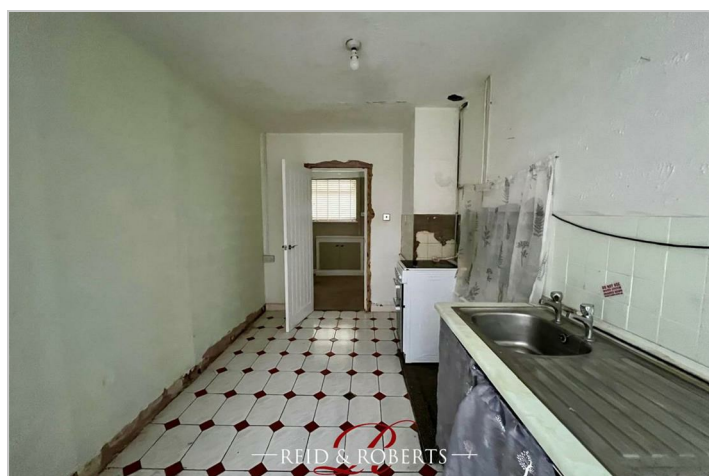
Services.

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

Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



Road Map



Hybrid Map



Terrain Map



Floor Plan



Total floor area 96.4 m² (1,038 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.