



Poynton Fairy Road  
Wrexham, LL13 7EL

£375,000

3 1 4 E



# Poynton Fairy Road

Wrexham, LL13 7EL

£375,000



## Entrance Hallway

12'5" x 9'10" (3.79m x 3.01m )

A generous sized Entrance Hallway offering Upvc double glazed door with decorative side panels, panel radiator, stairs leading to the first floor and doors leading to Lounge, Sun Room and Kitchen.

## Lounge

22'10" x 11'8" (6.96m x 3.56m )

This airy and well-lit room boasts double-glazed windows on the front, side, and rear, complemented by sliding patio doors. feature wooden fireplace housing living flame gas fire set on a marble hearth, panel radiators, double doors leading into the Sun Room.

## Sun Room

9'10" x 9'10" (3.02m x 3.01m )

Double glazed patio doors with side panels, panel radiator and TV aerial point, wood effect flooring and central ceiling fan light

## Kitchen/ Diner

13'3" x 10'3" (4.06m x 3.13m )

Housing a range of wall, drawer and base units with worktop surfaces over, with inset composite sink unit and mixer taps over. Built in gas Oven and 4 ring electric hob and built in Fridge. splash back tiling to work surface height and tiled flooring.

## Sitting Room

10'3" x 8'11" (3.13m x 2.72m )

Upvc double glazed window to the front elevation, panel radiator and TV aerial point. with wooden feature fireplace housing electric fire set on marble hearth.

## Office/ 4th Bedroom

8'9" x 8'9" (2.67m x 2.68m )

Upvc double glazed window to the front elevation. cupboard housing electric meters. Panel radiator

## Utility Room

9'10" x 8'10" (3.01m x 2.71m )

with wall and base units featuring worktop surfaces, an inset composite sink unit with mixer taps, plumbing for a washing machine, and space designated for a dryer. It boasts tiled flooring and a wall-mounted combination 'Worcester' boiler. A UPVC double-glazed window and door are located at the rear, with an additional door leading to the WC.

## WC

5'4" x 3'11" (1.63m x 1.2)

Vanity wash hand basin and low level WC, Tiled flooring, Upvc double glazed window to the side elevation. Panel radiator.

## First Floor Accommodation

### Bedroom One

12'11" x 12'4" (3.94m x 3.77m )

Upvc double glazed window to the side elevation, panel radiator, Built in wardrobes with ample hanging space and shelving.

### Bedroom Two

12'11" x 10'4" (3.94m x 3.15m )

Upvc double glazed window to the side elevation, panel radiator, built in storage to the eaves.

### Bedroom Three

11'11" x 9'5" (3.65m x 2.89m )

Upvc double glazed window to the front elevation, panel radiator, built in over stairs storage cupboard, loft access

## Family Bathroom

9'5" x 5'5" (2.89m x 1.67m )

Fitted 3 piece suite comprising wash hand basin, panel bath, shower cubicle with electric shower attachment and low level WC, panel radiator

## Outside

### To the Front

To the Front of the property there is a Driveway which offers ample off road parking facilities. Steps up the property are flanked with well stocked and maintained flower beds.

### To the Rear

To the Rear of the property there are generous sized patio areas and a well maintained and carefully curated flower beds. Offering ample space for outdoor entertaining and relaxing. An additional brick build shed/potting shed adds additional storage and entertainment space to the outside area,

## Council Tax Band.

TBC

## EPC Rating.

TBC

### 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.

### 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.

### Loans.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

### 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.

### 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.

### To Make An Offer.

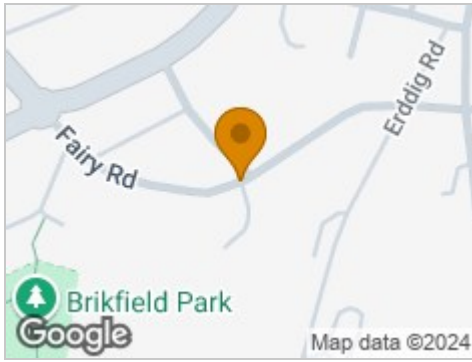
Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Hours Of Business.

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



## Road Map



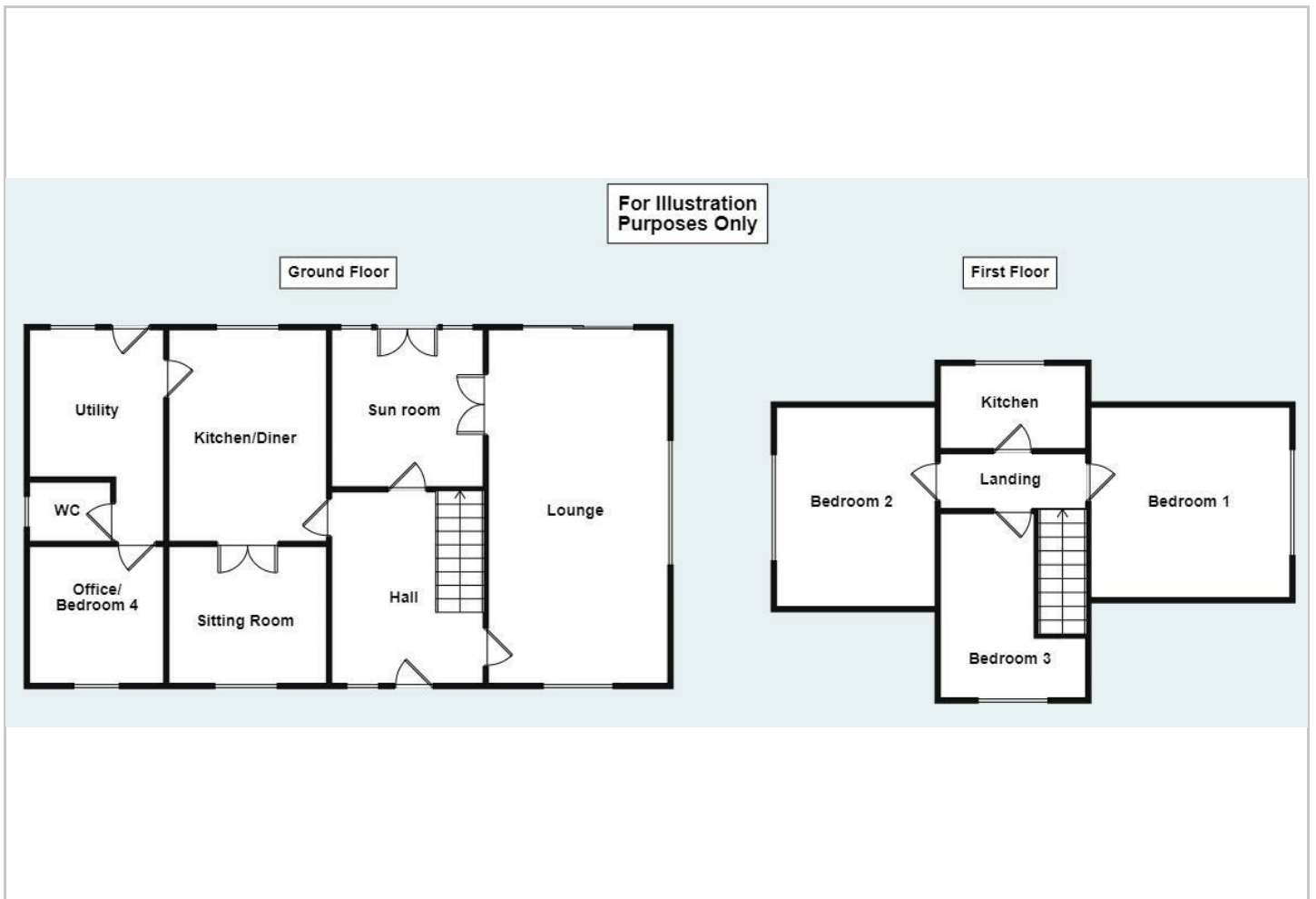
## Hybrid Map



## Terrain Map



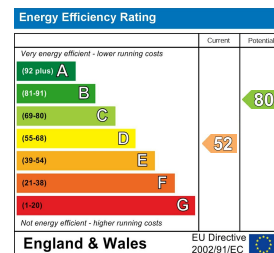
## Floor Plan



## 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



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.