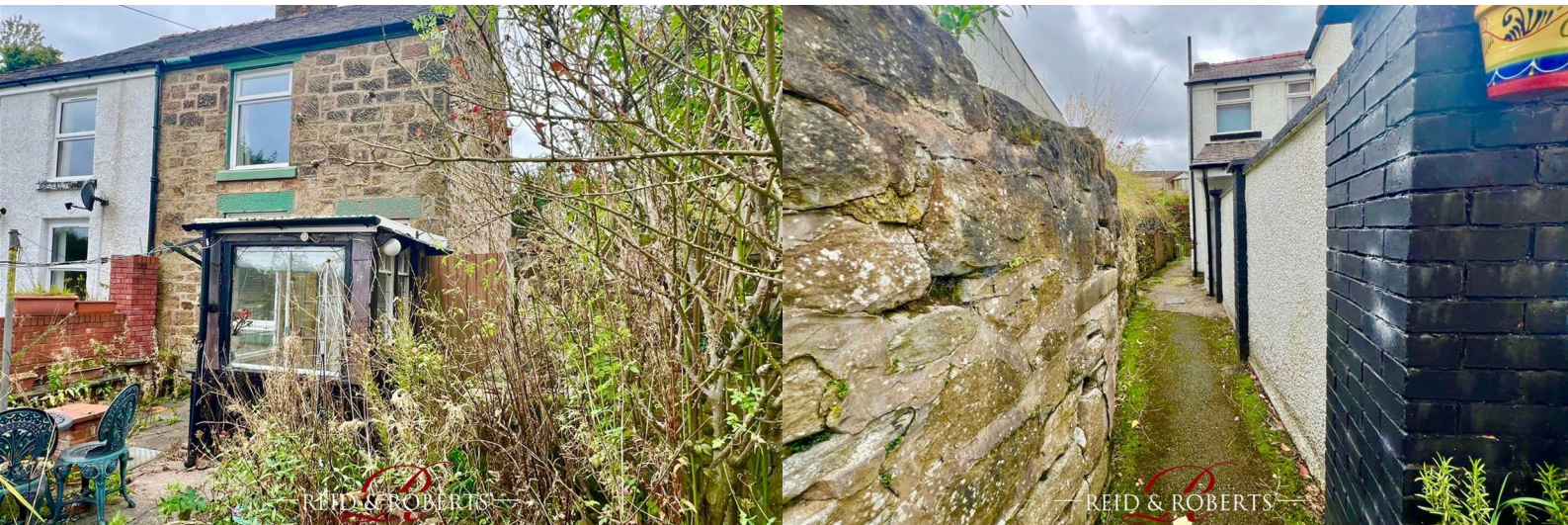




## 42 Castletown Road

Moss, Wrexham, LL11 6DW

Chain Free £90,000





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## Entrance Porch

Hardwood door leading into the Porch with further door that leads into the entrance hallway, tiled flooring.

## Entrance Hall

Upvc double glazed window to the front elevation, door leading into the Lounge.

## Lounge

10'7" x 12'2" (3.24m x 3.71m )

featuring a brick fireplace housing coal fire, double glazed window to the side elevation, electric storage heater, door leading to the stairs.

## Stairs to First Floor

## Kitchen

11'1" x 12'9" (3.39m x 3.90m )

housing a range of wall, drawer and base units with work top surfaces over, inset stainless steel sink unit, space for cooker, window to the rear elevation. door leading into rear porch.

## Rear Porch

Door leading to the Rear Gardens.

## First Floor Accommodation.

## Bedroom One

13'1" x 12'5" (4.00m x 3.79m )

Upvc double glazed window to the front and side elevation, built in storage cupboard, electric storage heater, steps that lead to the Bathroom. built in storage housing the hot water cylinder. Door into;

## Bathroom

Three piece bathroom suite comprising of wash

hand basin, panel bath and wc, Upvc double glazed frosted window to the side elevation,

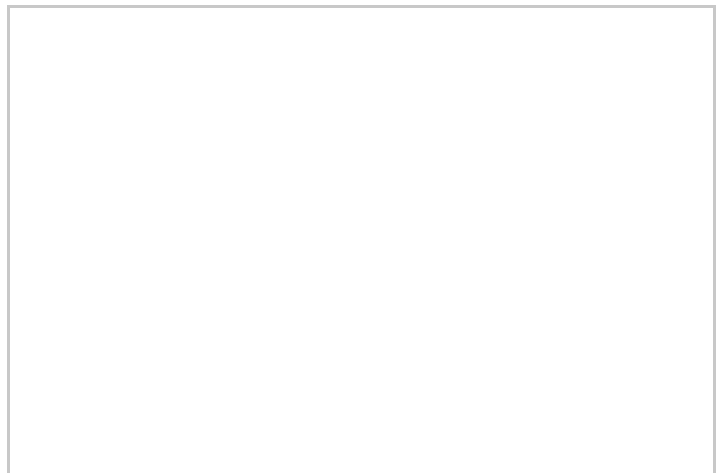
## Bedroom Two

12'11" x 11'4" (3.94m x 3.47m )

Upvc double glazed window to the rear elevation, electric storage heater.

## Outside

A gated access pathway at the front leads to the entrance door. This area is enhanced by an assortment of plants and shrubs, along with another gated access that opens to the rear gardens, which consist of a paved patio seating area and steps leading down to the lawned gardens and garden storage.



## Road Map



## Hybrid Map



## Terrain Map



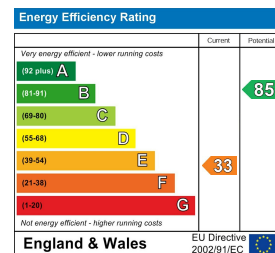
## Floor Plan



## 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.