



## 61 Kempton Way

Llwyn Onn Park, Wrexham, LL13 0NU

£259,950



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## Entrance Hallway

Upvc double glazed composite door to the front entrance. Stairs rising to the first floor accommodation. Coved ceiling. panel radiator. Ceiling light point. Frosted glazed solid oak framed door to:

## Study/Storage

6'2" x 2'9" (1.9m x 0.86m )

With walled shelving and ceiling light point.

## Lounge

20'11" x 11'8" (6.4m x 3.58m )

A light and airy spacious room, with UPVC double glazed window to the front elevation, two panel radiators, coved ceiling with matching central ceiling rose to light point. TV aerial point, Further two wall light points. Carpeted flooring. Glazed solid oak framed door to:

## Conservatory

12'5" x 10'0" (3.8m x 3.07m )

constructed of a brick dwarf base with wood effect UPVC double glazed units over with eye level opening casements, matching French doors accessing the rear garden and having a slate roof. inset ceiling lights.

## Kitchen/Dining Room

25'5" x 9'2" (7.77m x 2.8m)

Housing a range of contemporary wall, drawer and base units with solid wood block work top surfaces over and tiled splash backs. inset composite single sink unit with drainer and mixer tap over, integrated appliances to include fridge freezer, Space and plumbing for washing machine, dishwasher and tumble dryer. Built in Bosch electric oven and eye level grill with matching five burner gas hob, glazed splash back. UPVC double glazed window to rear, and having a matching frosted door to side. Built in glass fronted wine cooler. Concealed Worcester gas central heating boiler. Downlights and further ceiling light point. Tiled floor which then extends to the dining area where there is a further UPVC double glazed window to the front and ceiling light point.

## Cloakroom

Having a suite of low level WC and vanity wash hand basin with cupboards below. Frosted UPVC double glazed window to rear. Further tiled floor. Wall light point.

## Stairs to First Floor

stairs to the first floor accommodation

## Landing Area

doors leading off to the three bedrooms and family bathroom. loft access to boarded attic with power and lighting. Built in airing cupboard with shelving. Ceiling light point and smoke detector.

## Bedroom One

12'7" x 11'9" (3.86m x 3.6m )

UPVC double glazed window to front elevation, panel radiator. carpeted flooring, Coved ceiling. Ceiling light point. Door to:

## En Suite

fitted suite of corner shower cubicle, low level WC and vanity wash hand basin with cupboards below. Fully tiled walls. UPVC double glazed frosted window to rear. chrome heated towel rail. Tile effect floor covering. Coved ceiling.

## Bedroom Two

12'7" x 8'6" (3.84m x 2.6m )

UPVC double glazed window to the front elevation, panel radiator, coved ceiling. Ceiling light point within central rose.

## Bedroom Three

8'5" x 8'0" (2.57m x 2.44m )

UPVC double glazed window to rear elevation, panel radiator. Coved ceiling. Ceiling light point.

## Family Bathroom

Three piece fitted suite comprising of panelled bath with shower attachment over, low level WC and vanity wash hand basin with cupboards below. UPVC double glazed frosted window to rear elevation. Part tiled walls. Marble effect floor covering. Coved ceiling. Radiator. inset ceiling lighting

## Outside

### To the Front

To the Front of the property there is a brick block driveway offering off road parking for several vehicles with tall fence to the side garden. personal gate giving access to the rear via a paved pathway with an entrance to the kitchen. This reveals a block paved patio to front with astro turfed lawn beyond and

Tel: 01978 353000

having a garden shed. Progressing to the side is a shingled patio leading to a garden laid to lawn to the front where there is a further garden shed. The whole rear garden is bound by a combination of fencing and tall hedges providing both shelter and privacy.

#### To The Side

to the side of the property there is a gated access to the rear via a paved pathway with an entrance to the kitchen.

#### To the Rear

to the rear and side of the property you will find a block paved patio area, with astro turfed lawn beyond and having a garden shed. Progressing to the side is a shingled patio leading to a garden laid to lawn to the front where there is a further garden shed. The whole rear garden is bound by a combination of fencing and tall hedges providing both shelter and privacy.

#### Viewing Arrangements

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.

#### Offers

To Make An Offer - TO MAKE AN OFFER - MAKE AN APPOINTMENT

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.

#### Disclaimer

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.

#### Services

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

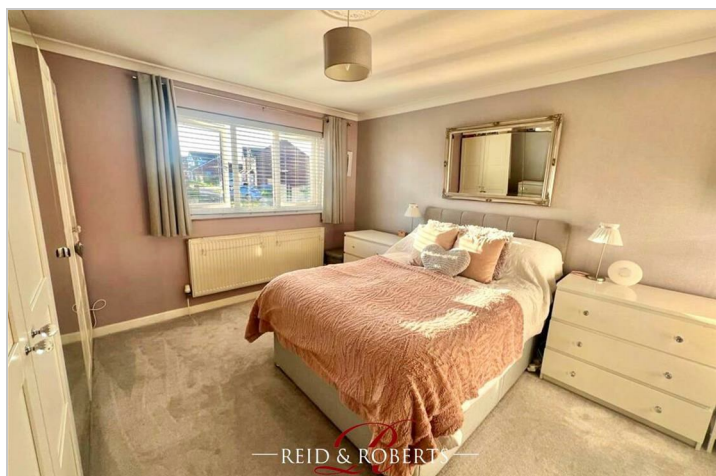
#### Hours of Business

Monday - Friday 9.15am - 5.30pm

Saturday 9.15am - 4.00pm

#### Additional Information

The Vendors have have informed us that there are plans for a side extension to the Property.



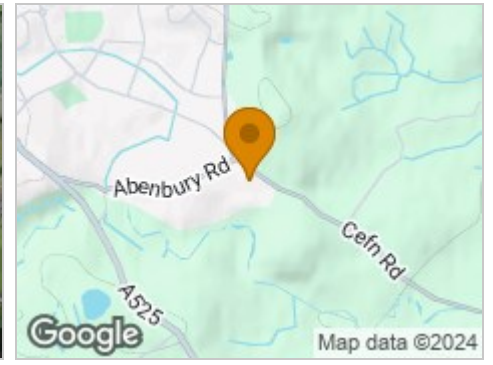
## Road Map



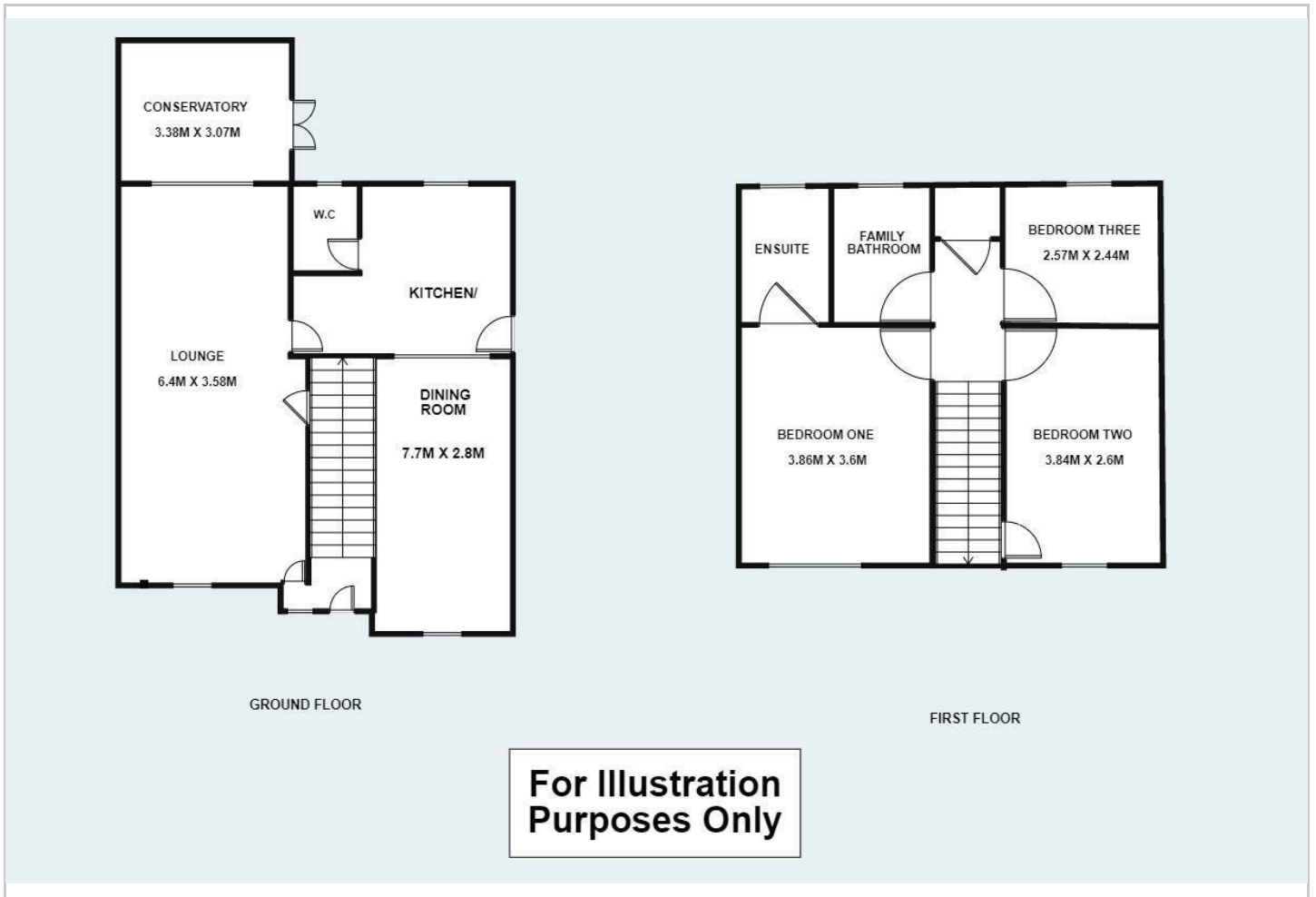
## Hybrid Map



## Terrain Map



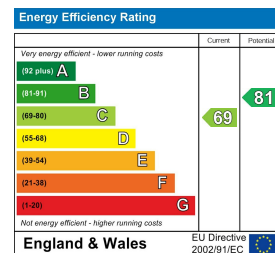
## Floor Plan



## 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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