



3 St Sylin Place Kenyon Avenue

Wrexham, LL11 2TP

Offers Invited £149,950



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Entrance Hall

Entrance Hall features a panelled and double-glazed floor, equipped with a radiator and intruder alarm control, complemented by a tiled floor.

Lounge

17'6" x 15'2" (5.34m x 4.64m)

The Lounge is a bright and spacious area with a double-glazed bay window, telephone and television aerial points, and a textured ceiling finish.

Kitchen

9'1" x 6'3" (2.78m x 1.91m)

The newly fitted Kitchen boasts white high-gloss wall and drawer and base units, with integrated appliances to include 'Vita-fresh' fridge and freezer, a Bosch four-ring induction hob, and an electric tilt and touch-screen extractor fan, with marble-effect worktop surfaces and an inset composite sink unit with Sink Mixer hose with Pull-Out Spray, tiled flooring.

Inner Hallway

1.94m x 1.03m

The Inner Hallway includes a smoke alarm, central heating thermostat, and built-in storage housing a Worcester boiler.

Bedroom One

13'10" x 8'4" (4.24m x 2.55m)

double-glazed window, and television aerial point and panel radiator, .

Bedroom Two

3.84m x 2.17m

double-glazed window, and television aerial point and panel radiator,

Bathroom

8'11" x 5'10" (2.72m x 1.78m)

The Bathroom is equipped with a four-piece white suite, including a close-flush W.C, pedestal wash hand basin, twin-grip panelled bath, and a separate shower tray with an enclosing cubicle and thermostatic mains-powered shower, featuring half wall tiling and full tiling in the shower area, along with a tiled floor and radiator.

Outside

The front elevation offers a dedicated car parking area, with an additional secure parking space located at the rear.

Tenure

The property is held on the balance of a long leasehold interest for a term of 99 years from the 1st April 2009. The lease agreement itself (copy available from the Agents) is dated the 9th May 2012 with the long leaseholder paying an annual rent of £100.00 up until March 2042 and thereafter £150.00 per annum until 2075.

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.

Tel: 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.

Council Tax Band.

TBC

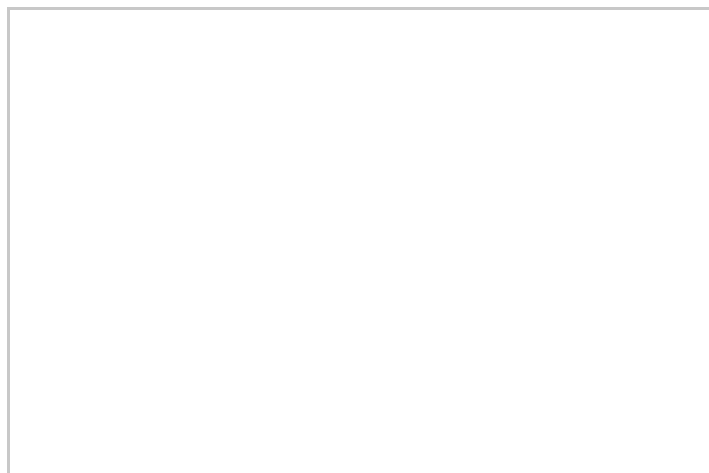
EPC Rating.

TBC

Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



Road Map



Hybrid Map



Terrain Map



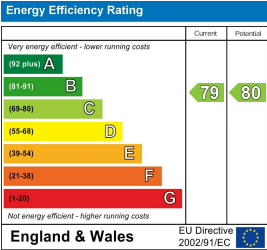
Floor Plan



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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