



5 Cegidog Avenue
Ffrith, Wrexham, LL11 5LW

£135,000



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Entrance Hall

uPVC front entrance door, panelled radiator, and stairs rising to the first floor.

Lounge

13'6" x 13'1" (4.14m x 3.99m)

Features a bay window to the front elevation, panelled radiator, dado rail, and ceramic tiled fireplace.

Inner Hallway

Under-stairs storage cupboard with door leading to dining room and downstairs bathroom.

Bathroom

Fitted with a three-piece suite, including WC, wash hand basin, and panelled bath with shower above. Tiled walls and panelled radiator.

Dining Room

11'3" x 9'3" (3.43m x 2.84m)

Panelled radiator, wood-effect flooring, and an ornamental brick fireplace.

Kitchen

16'6" x 10'7" (5.05m x 3.23m)

Fitted with a range of wall, drawer and base units, worktop surfaces, and an inset stainless steel sink. Breakfast bar. Space and plumbing for a washing machine. uPVC door leads to a rear porch with access to the rear garden.

First Floor Accommodation

Loft access. Doors leading off to bedrooms.

Landing

Loft access. Doors leading off to bedrooms.

Bedroom One

13'1" x 12'9" (3.99m x 3.91m)

Window to the front elevation and panelled radiator.

Bedroom Two

12'11" x 8'11" (3.96m x 2.74m)

Window to the rear elevation and panelled radiator.

Bedroom Three

7'6" x 6'11" (2.31m x 2.13m)

Built in wardrobe facilities, window to the rear elevation, and panelled radiator.

Externally Front

Off-road parking adjacent to a low-maintenance slate chip garden, with side access to the rear garden.

Rear Garden

To the front of the property, there is a low-maintenance garden and a driveway offering off-road parking. The rear garden is also designed for low maintenance, featuring an outside store and a corrugated steel garage in need of repair.

Directions

Council Tax Band

Council Tax Band: C

EPC Rating

E

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.

Tel: 01978 353000

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.

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.

Services

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

Loans

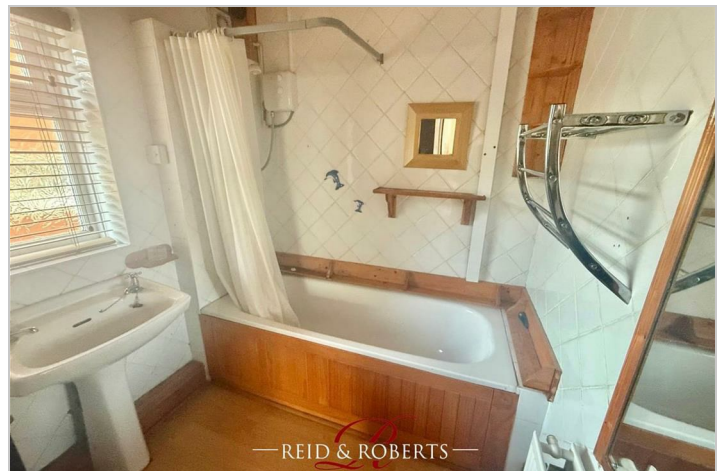
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Hours Of Business

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

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.



Road Map



Hybrid Map



Terrain Map



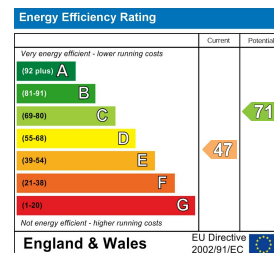
Floor Plan



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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