



5-6 Roberts Terrace

Coedpoeth, Wrexham, LL11 3TE

£160,000



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Entrance Hall

To the left side of the property there is a double glazed Upvc door leading to the Entrance door which leads to the Utility and Kitchen

Ground Floor

Utility Area

Ceramic wash hand basin and low level WC, Void and plumbing for washing machine. Window to side elevation

Kitchen

13'4" x 11'6" (4.08m x 3.53m)

Generously Sized Kitchen Featuring a range of wall, drawer, and base units with worktop surfaces and part tiled walls. Composite sink unit with mixer tap over, and space for an electric oven and fridge freezer. Tiled effect flooring, inset storage with shelving. Upvc double glazed window to the front elevation. Doors lead to:

Lounge

11'3" x 11'10" (3.43m x 3.62m)

wood fire surround with original coal fire cast iron grate set on tiled hearth. laminate flooring and panel radiator, UPVC double glazed patio doors leading to the rear. Two wall lights. access leading into the Reception Room.

Reception Room One

11'7" x 8'11" (3.55m x 2.74m)

Upvc double glazed window to the rear elevation, panel radiator, Stairs leading to the first floor, door leading into Reception Room 2.

Reception Room Two

11'6" x 11'5" (3.51m x 3.48m)

A UPVC double-glazed window is positioned at the front elevation, complemented by a feature fireplace that accommodates a log burner set upon a tiled hearth. The room also includes a panel radiator, built-in storage cupboards, and a door that provides access to the entrance hall and bathroom.

Bathroom

Bi-Folding doors leading to three piece suite comprising a panelled bath with mixer tap shower attachment over with folding screen, low level flush W.C and sink unit, set in vanity unit. Double glazed frosted window to the side elevation, double panelled radiator and wood effect laminate flooring.

Landing Area

Doors off to Bedrooms and W.C. Access to loft with skylight window.

Bedroom One

12'9" x 9'11" (3.90m x 3.04m)

UPVC double glazed window to the rear elevation. Double panelled radiator. carpeted flooring.

Bedroom Two

12'0" x 12'0" (3.67m x 3.66m)

UPVC double glazed window to the front elevation. double panelled radiator. carpeted flooring. Cupboard housing ' Worcester' boiler

W.C

Low level flush W.C and wash hand basin set in vanity unit. Double glazed frosted window to the rear elevation.

Bedroom Three

12'9" x 7'6" (3.89m x 2.29m)

UPVC double glazed window to the front elevation. double panelled radiator. carpeted flooring. Featuring a variety of wardrobes and overhead storage.

Bedroom Four

11'8" x 12'6" (3.56m x 3.83m)

UPVC double glazed window to the rear elevation. Double panelled radiator. carpeted flooring. Featuring a variety of wardrobes facilities.

Outside

To the Front

To the front of the property there is space for parking up to 2 vehicles. with steps leading down to property accessible by the two doors, outside storage sheds.

To the Rear

The rear of the property boasts a large garden that includes a variety of plants, trees, and shrubs, complemented by a garden shed situated at the back.

EPC Rating.

TBC

Council Tax Band.

TBC

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.

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.

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.

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



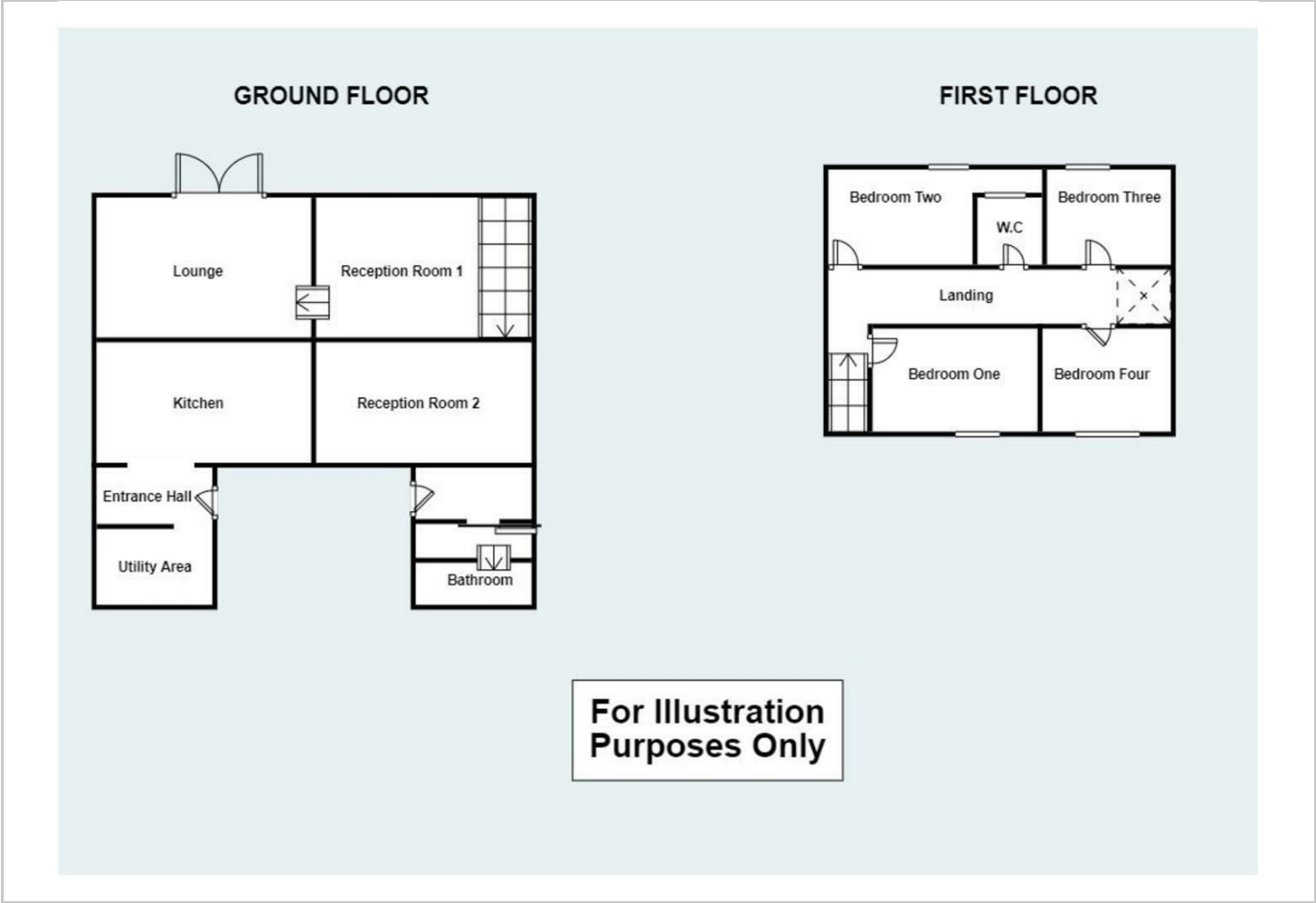
Hybrid Map



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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