



15 Aran Road

Wrexham, LL12 7BS

£195,000



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Entrance Hallway

UPVC double glazed door to the front elevation, panel radiator, and tiled flooring. Doors lead to a storage cupboard, kitchen, and lounge.

Lounge

18'10" x 10'2" (5.75 x 3.12)

Features a decorative fire surround housing an electric fire, set on a tiled hearth. Additional features include a panel radiator, TV aerial point, and UPVC double-glazed windows to both the front and rear elevations. Ceiling light point and carpeted flooring.

Kitchen/ Dining Room

18'10" x 10'2" (5.75 x 3.12)

Fitted with a range of high-gloss cream wall, drawer, and base units with complementary worktop surfaces. Stainless steel sink unit with mixer tap. Built-in oven and four ring gas hob with cooker hood above. Space for washing machine and fridge/freezer. Tiled flooring, inset ceiling spotlights, and panelled radiator. UPVC double glazed windows to the front and rear elevations.

Rear Entrance

UPVC double glazed door to the rear elevation. Stairs rising to the first floor accommodation.

First Floor

Bedroom One

11'6" x 10'2" (3.51 x 3.10)

UPVC double glazed window to the rear elevation. Built-in storage cupboard housing the 'Ideal' combination boiler. Panelled radiator and carpeted flooring.

Bedroom Two

14'7" x 7'11" (4.46 x 2.42)

UPVC double glazed window to the rear elevation. Built-in wardrobes with sliding mirrored doors, shelving, and drawers for additional storage. Panelled radiator and TV aerial point.

Bedroom Three

10'1" x 7'1" (3.08 x 2.16)

UPVC double glazed window to the front elevation. Features overhead storage and a wardrobe, along with a panelled radiator.

Bathroom

Fitted with a three-piece white suite comprising a wash hand basin, low-level WC, and panelled bath with overhead shower hose. Finished with tiled walls, chrome heated towel rail, and extractor fan. Frosted UPVC double glazed window to the front elevation

Outside

Gardens to front as well as pathway to front.

To The Front

At the front of the property, there is a gated entrance that provides access to a pathway leading to the main entrance, complemented by lawned gardens on both sides.

To The Rear

The rear of the property boasts an artificial lawn garden, complete with a paved seating area sheltered by a canopy. There is also a gated entrance that provides access to the detached single garage. Fully enclosed by fencing.

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.

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.

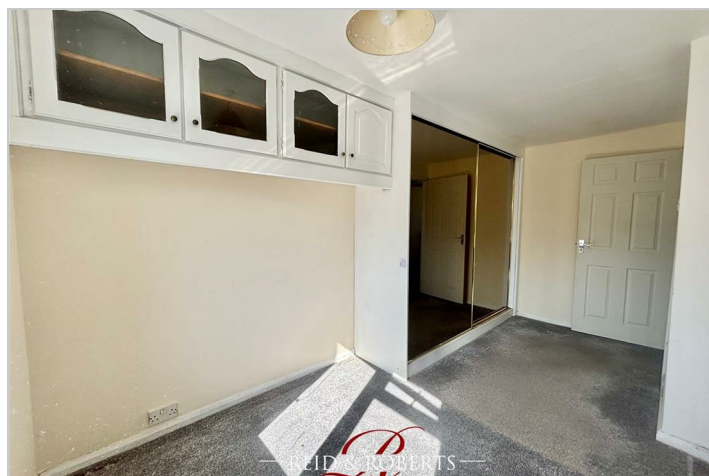
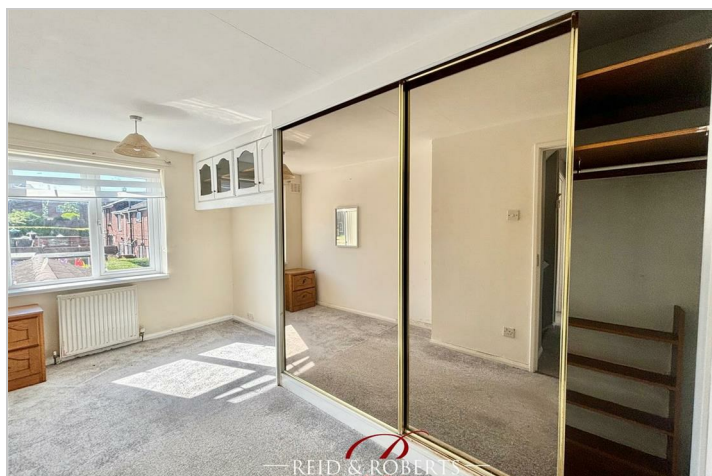
Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

EPC Rating.

TBC

Council Tax Band.

TBC



Road Map



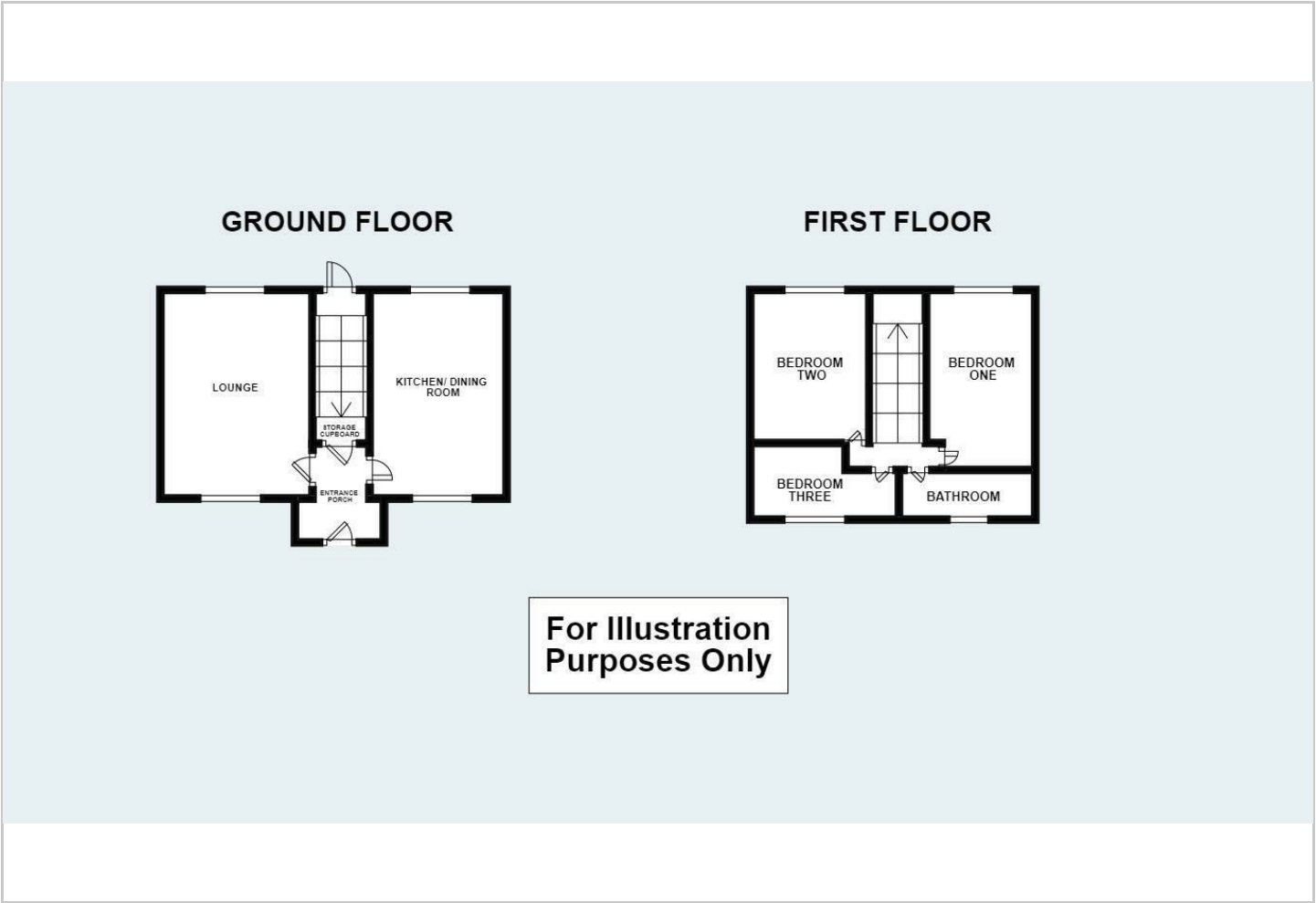
Hybrid Map



Terrain Map



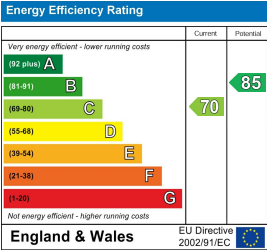
Floor Plan



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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