



Taliesen High Street

Ffrith, Wrexham, LL11 5LH

Offers In The Region Of £295,000



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Entrance Hallway

Door to the front entrance, Panel radiator, Tiled flooring

Lounge

11'4" x 10'11" (3.46m x 3.33m)

Upvc double glazed window to the front elevation, feature fire surround housing log burning stove set on tiled hearth and decorative back. Panel radiator, Tv aerial, carpeted flooring.

Open Plan Dining/ Snug

20'0" x 9'11" (6.10m x 3.03m)

A light and spacious living area which offers Upvc double glazed sash window to the front and Upvc double glazed patio doors opening onto the rear gardens, feature stone fire surround housing log burner stove, wood laminate flooring, panel radiator, Tv aerial point and telephone point,

Kitchen

14'11" x 11'6" (4.57m x 3.51m)

Housing a range of white modern wall, drawer and base units incorporating 'Quartz' worktop surfaces over with inset double bowl white ceramic belfast sink with mixer tap over, Integrated Dishwasher, breakfast bar with with continuation of quartz worktop with integrated Fridge below, space for range cooker, tiled flooring, vertical wall mounted radiator. Door leading into;

Utility Room

8'0" x 4'0" (2.46m x 1.22m)

Quartz worktop surface over, plumbing for washing machine, Oil fired Combination boiler, Upvc double glazed sash window to the side elevation. quarry tiled flooring, door leading into;

Downstairs W.C

8'0" x 2'2" (2.46m x 0.67)

Two piece suite comprising of Wash hand basin and Low level WC, tiled flooring. Access to loft.

To the first floor Accommodation

Landing Area

Loft access, doors leading to Bedrooms and Family Bathroom.

Bedroom One

14'9" x 10'11" (4.50m x 3.35m)

Upvc double glazed sash windows to the front elevation, Fitted range of wardrobes with ample shelving and hanging space. TV aerial point, panel radiator, carpeted flooring.

Bedroom Two

12'0" x 10'0" (3.66m x 3.05m)

Upvc double glazed sash windows to the front elevation, panel radiator, loft access, carpeted flooring.

Bedroom Three

8'11" x 13'8" (2.74m x 4.19m)

Upvc double glazed sash windows to the rear elevation, panel radiator, carpeted flooring. built in storage.

Family Bathroom

8'6" x 7'10" (2.6m x 2.4m)

This recently fitted luxury 4 piece suite comprises of Wash hand basin and low level WC. Traditional roll top Freestanding Bath with mixer taps, shower attachment and shower screen. traditional heated towel radiator. Fully tiled walls and underfloor heating to tiled flooring, Upvc double glazed frosted window to the rear elevation.

Garage

Detached garage with power and lighting laid on and off road parking

Outside

To the front of the property there is a garden area with steps that lead to the front entrance, to the left hand side there is a shared Driveway which leads to the Single Garage with further parking to the rear. To the rear there is a gated access which lead to low-maintenance gardens comprising a paved patio area leading onto an artificial lawned area and decked seating area, Oil tank. fully enclosed by brick wall and fencing to the boundary with views overlooking the surrounding countryside.

EPC Rating

TBC

Council Tax Band

Council Tax Band: D Annual Price: £1,815

Tel: 01978 353000

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.

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.

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.

Loans

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

Services

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

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.

Hours Of Business

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



Road Map



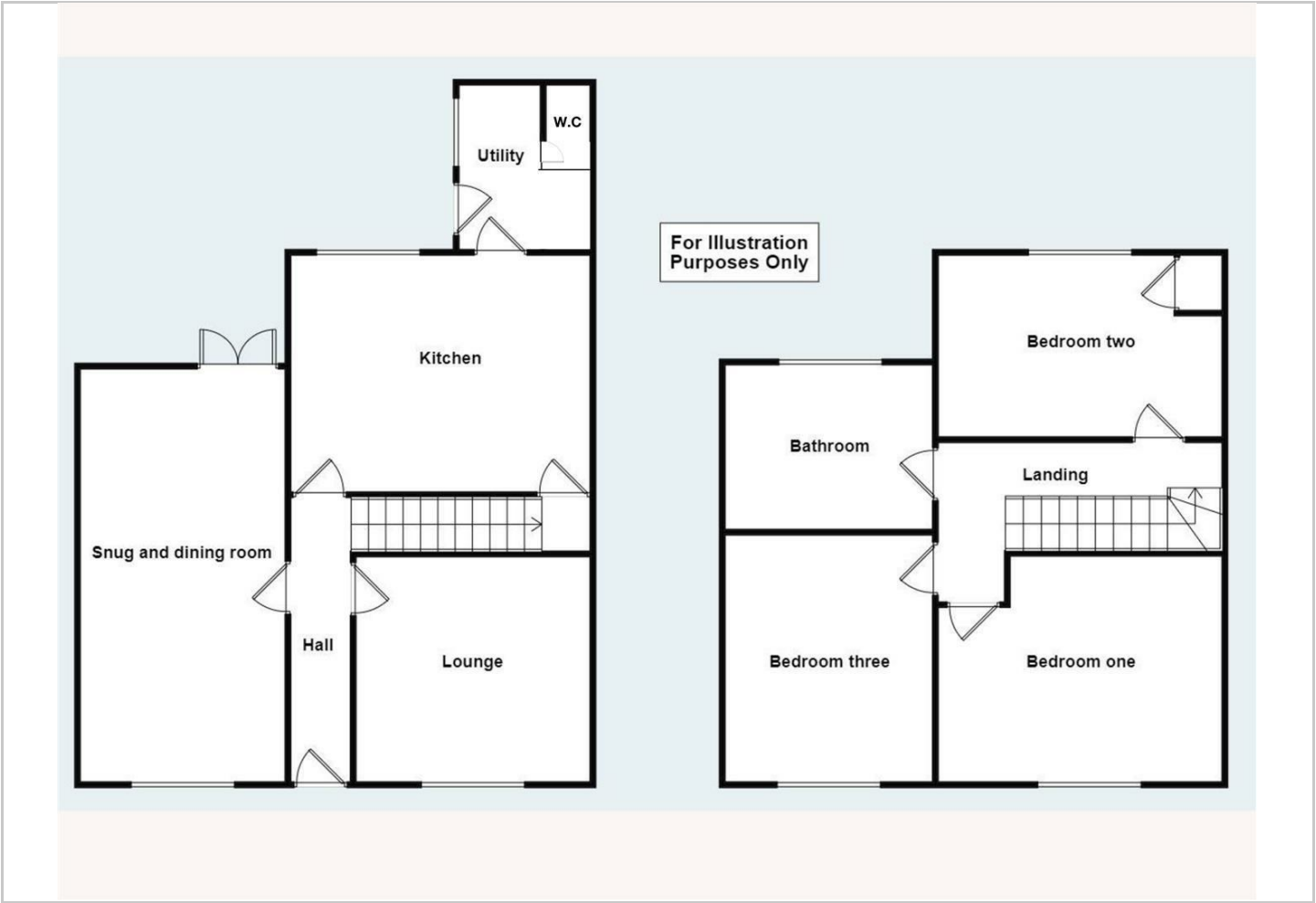
Hybrid Map



Terrain Map



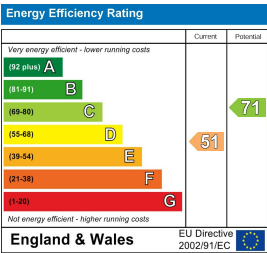
Floor Plan



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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