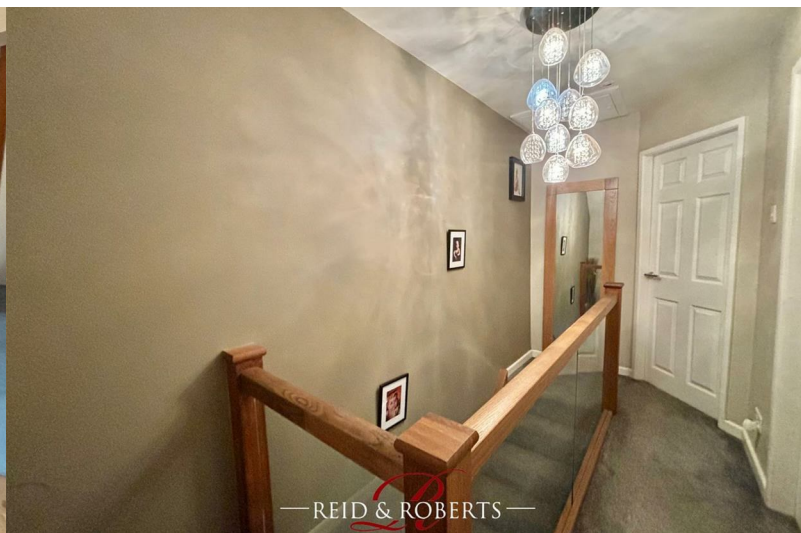




21 Hall Street

Pen-Y-Cae, Wrexham, LL14 2RU

Offers Over £188,500



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Entrance Porch

UPVC door leading into the entrance porch, featuring a ceiling light point and a UPVC double-glazed window to the front elevation.

Lounge/ Dining room

20'9" x 13'3" (6.34m x 4.05m)

A spacious and bright living area with a UPVC double glazed window to the front elevation, two panelled radiators, and wooden flooring. Includes a ceiling light point, television, and telephone points. Stairs lead to the first-floor accommodation, and a door provides access to the kitchen.

Kitchen

13'3" x 11'0" (4.05m x 3.37m)

Fitted with a range of wall, drawer, and base units, featuring inset spotlights beneath and work surfaces over. Includes an integrated Hotpoint electric fan oven/grill and a five-ring Hotpoint gas hob with an extractor fan above. A stainless steel sink unit with a mixer tap. UPVC double glazed window to the rear elevation. The kitchen also offers space for an American style fridge/freezer and an integrated washing machine and dryer. Finished with marble flooring and inset ceiling spotlights. A UPVC double-glazed frosted door provides access to the storage cupboard, shower room, and rear garden.

Storage Cupboard

Houses the Logic combination boiler, with built in shelving for storage.

Shower Room

Three piece suite comprising walk in shower cubicle with mains power shower, low level WC, and wash hand basin. Double panelled radiator.

To the first floor accommodation

Landing Area

Features carpeted flooring and access to the loft. Doors lead to all bedrooms and the office/study.

Bedroom One

11'3" x 10'4" (3.45m x 3.16m)

A spacious double bedroom with a UPVC double glazed window to the rear elevation. Features a built in wardrobe with shelving and sliding doors, inset spotlights, a television point, laminate flooring, a ceiling light point, and a double panelled radiator. A door leads to the en suite bathroom.

En suite

Three piece suite comprising a low-level WC, wash hand basin set in a vanity unit, and a spa bath with mixer taps. Finished with fully tiled walls, vinyl flooring, and a built in storage cupboard with shelving. UPVC double-glazed frosted window provides natural light.

Bedroom Two

13'4" x 18'1" (4.07m x 5.53m)

UPVC double glazed window to the front elevation, laminate flooring, a ceiling light point, and a double panelled radiator.

Bedroom Three

9'10" x 8'9" (3.02m x 2.67m)

UPVC double-glazed skylight window, laminate flooring, and a double panelled radiator. Currently utilised as an office/ Study.

Outside

The rear garden is fully enclosed with fencing for privacy. Designed for low maintenance, it features artificial grass. A gated access provides convenient entry to the rear of the property.

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.

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.

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.

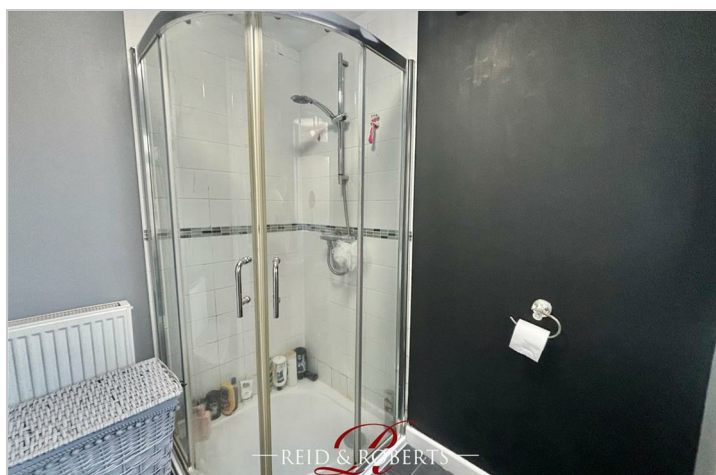
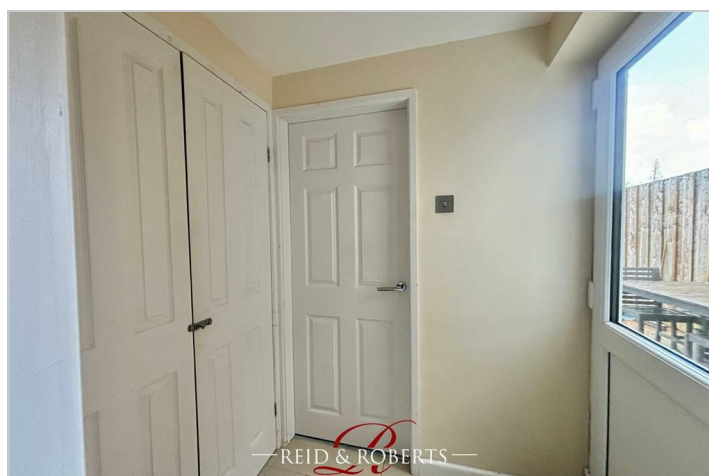
EPC Rating

D

Additional Information

Council Tax Band

D



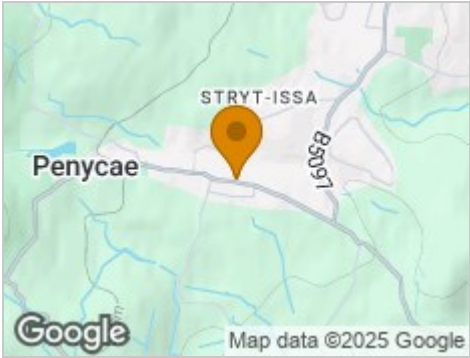
Road Map



Hybrid Map



Terrain Map



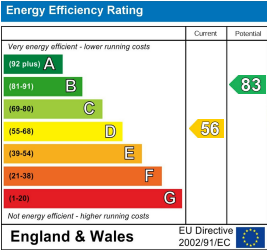
Floor Plan



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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