



117 Mile Barn Road

Wrexham, LL13 9JY

Chain Free £220,000



— REID & ROBERTS —



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## Entrance Hall

Accessed via a UPVC double-glazed door to the side elevation, the entrance hall features a panel radiator, laminate flooring, and two built-in storage cupboards, one of which houses the wall-mounted combination boiler. Doors lead to:

## Lounge/Diner

17'8" x 10'0" (5.41 x 3.06)

This spacious room boasts a UPVC double-glazed window to the front elevation, a feature fireplace with an electric fire, laminate flooring, a panel radiator, TV aerial point, and a coved and textured ceiling.

## Kitchen

10'2" x 8'7" (3.10m x 2.62m)

The kitchen is equipped with a range of wall, drawer, and base units with worktop surfaces over. It includes an inset stainless steel sink unit with a mixer tap, plumbing for a washing machine, and space for a cooker and fridge/freezer. The room features part-tiled walls, tiled flooring, and a panel radiator. A UPVC double-glazed window and door lead to the rear elevation.

## Bathroom

Fitted with a three-piece white suite, the bathroom includes a panel bath with a shower over and a shower screen, a wash hand basin with a mixer tap, and a low-level WC. The room also has fully tiled walls and flooring, a panel radiator, and a UPVC double-glazed frosted window.

## Bedroom One

9'10", 229'7" m x 10'0" (3.70 m x 3.06m)

This bedroom benefits from a UPVC double-glazed window to the rear elevation and a panel radiator.

## Bedroom Two

10'3" x 8'7" (3.14m x 2.63m)

Featuring a UPVC double-glazed window to the front elevation and a panel radiator.

## Outside

To the front of the property, you'll find lawned gardens with hedging along the boundary, as well as a driveway providing off-road parking. Gated access leads to the side and rear gardens. The rear gardens are fully enclosed by fencing and hedging, with lawned areas and a paved patio seating area.

## 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.

Tel: 01978 353000

### 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.

EPC RATING C

### Council Tax Band.

COUNCIL TAX BAND D



Road Map



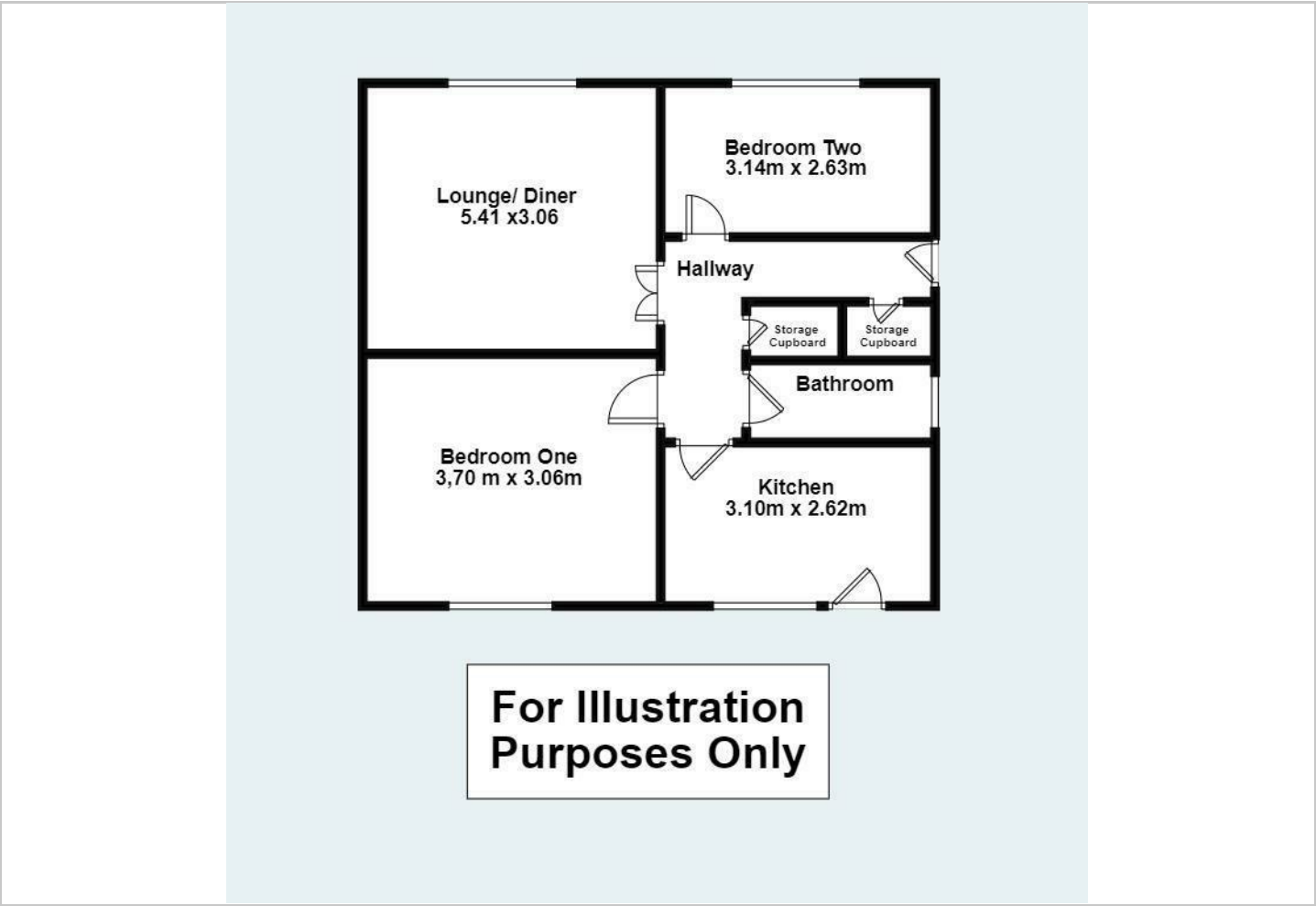
Hybrid Map



Terrain Map



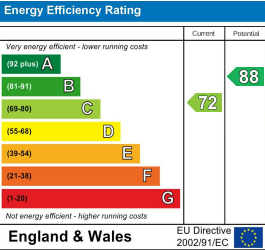
Floor Plan



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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