



7 Rydal Court

Wrexham, LL13 9DX

£249,995



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Entrance Hall

Accessed via a wooden door leading into a porch area with a ceiling light point. wooden flooring and under stairs cupboard. The hallway provides access to the open-plan lounge/diner, kitchen, downstairs W.C, and staircase leading to the first-floor accommodation.

Open Plan Lounge/ Diner

11'9" x 24'10" (3.59m x 7.57m)

Double-glazed window to the front elevation, carpeted flooring, ceiling light point, two wall lights and double panelled radiator. Feature fire surround set on a marble hearth. Television and telephone point.

Archway leading to the dining area. Wood-effect flooring, ceiling light point, double panelled radiator, and double-glazed sliding doors leading to the conservatory. Bi folding doors to kitchen.

Conservatory

10'5" x 12'9" (3.20m x 3.91m)

Tiled flooring, UPVC Triple-glazed windows surrounding the room, and UPVC French doors opening to the rear garden. Skylight window. Fitted with lighting and power points.

Kitchen

8'9" x 9'10" (2.69m x 3.01m)

Fitted with a range of wall, drawer, and base units with complementary work surfaces. Stainless steel sink unit with mixer tap. Integrated electric oven with four-ring gas hob and extractor above. Space for a fridge freezer and dishwasher. Cupboard housing 'Glow Worm' boiler. Panelled radiator, tiled flooring, and double-glazed windows to the rear elevation. Door leading to the rear garden.
3.01m x 2.69m

Downstairs WC

Double-glazed frosted window to the front elevation. Low-level W.C and wash hand basin. Tiled flooring and ceiling light point.

Stairs and Landing

Providing access to all bedrooms and the bathroom. Double glazed window to the side.

Bedroom One

13'2" x 10'2" (4.03m x 3.12m)

Double-glazed windows to the front and side elevations. Carpeted flooring, panelled radiator, and ceiling light point.

Bedroom Two

10'3" x 11'2" (3.13m x 3.41m)

Double-glazed window to the rear elevation. Carpeted flooring, panelled radiator, ceiling light point, and telephone point. Loft access.

Bedroom Three

7'8" x 9'8" (2.35m x 2.95m)

Double-glazed window to the front elevation. Carpeted flooring, panelled radiator, and ceiling light point. Storage cupboard with rail.

Bathroom

6'11" x 6'0" (2.11m x 1.83m)

Fitted with a three-piece suite comprising a panelled bath with handheld shower attachment and electric shower over, low-level W.C, and wash hand basin. Cupboard housing the hot water cylinder.

Outside

The rear garden is enclosed for privacy and features a patio seating area, ideal for alfresco dining, along with a low-maintenance lawn. Outdoor tap. The front offers a low-maintenance lawn area, off-road parking for two cars, and access to a single garage.

Garage

8'5" x 17'3" (2.58m x 5.28m)

Fitted with power and lighting. Space and plumbing for a washing machine and dryer.

Council Tax Band.

D

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.

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.

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.

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.



Road Map



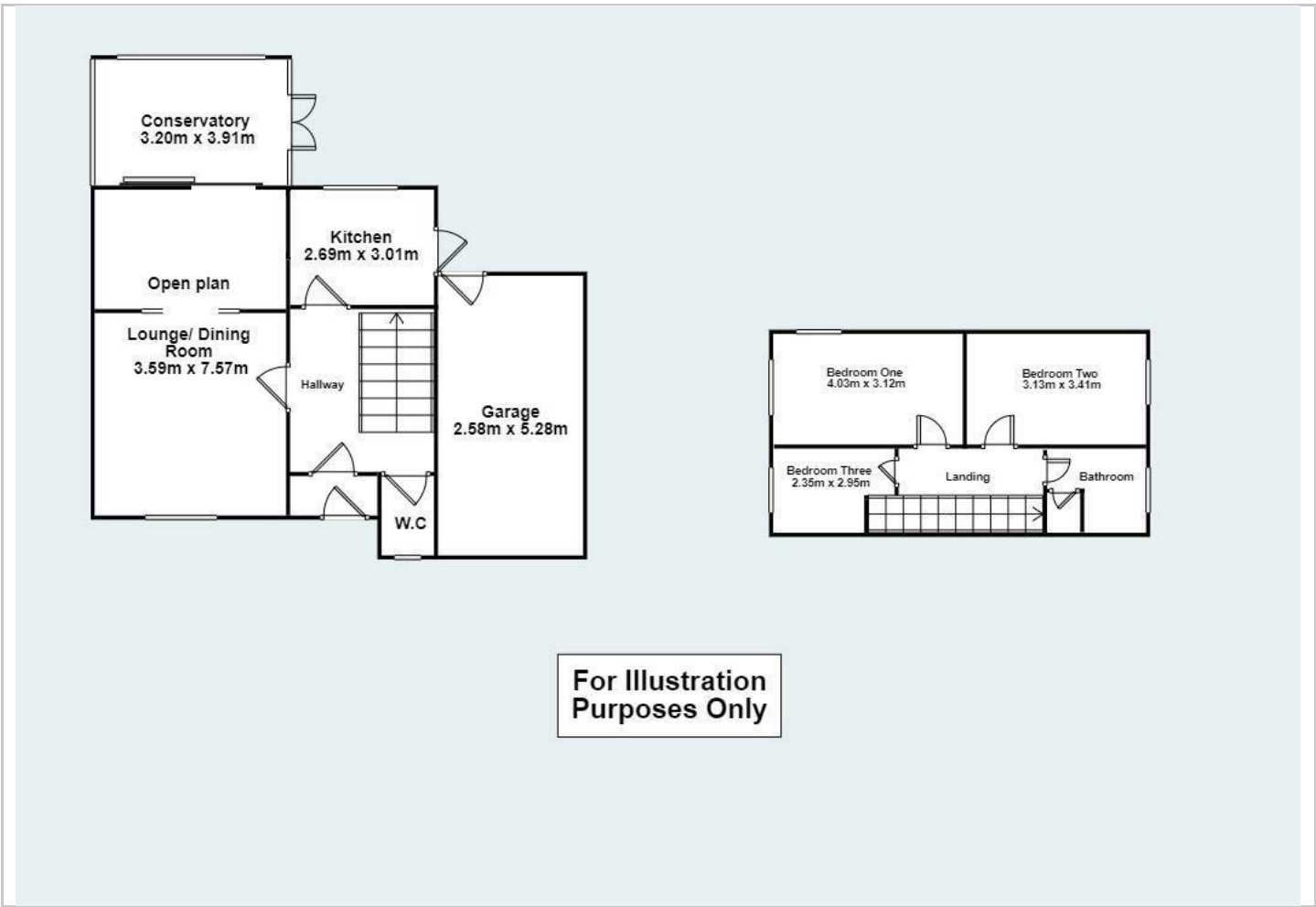
Hybrid Map



Terrain Map



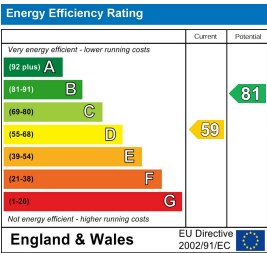
Floor Plan



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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