



## 27 Rhuddlan Road

Acrefair, Wrexham, LL14 3LJ

Offers Over £300,000





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### Entrance Hallway

Approached via a composite front door, the entrance features a double panelled radiator, a door leading to the open-plan lounge/diner, and stairs rising to the first-floor accommodation.

### Lounge

14'0" x 11'8" (4.27m x 3.56m)

A spacious open-plan living area, with a UPVC double-glazed bay window overlooking the front elevation. The room benefits from laminate flooring, a feature fire surround housing an electric fire set on a marble hearth, and both television and telephone points. Two wall lights, a ceiling light point, and a double panelled radiator complete the space. Under-stairs storage cupboard. Opening through to:

### Dining Area

9'8" x 8'11" (2.95m x 2.74m)

With UPVC double-glazed sliding doors opening out to the rear garden, laminate flooring, a ceiling light point, and a double panelled radiator. Door leading to:

### Kitchen

14'3" x 9'7" (4.36m x 2.93m)

Fitted with a range of wall, drawer, and base units, complemented by worktop surfaces. A stainless steel sink unit with a mixer tap over. UPVC double-glazed windows to the rear elevation. Integrated appliances include an oven and a four-ring gas hob with an extractor fan above. Space for an American-style fridge. The kitchen also benefits from vinyl flooring and inset ceiling spotlights. Doors lead off to the downstairs W.C. and the rear garden.

### WC

Fitted with a two-piece suite comprising a low-level flush W.C. and a wash hand basin. A double panelled radiator and a UPVC double-glazed frosted window to the rear elevation complete the space.

### Landing

The first-floor landing provides access to all bedrooms and the family bathroom. Carpeted flooring, ceiling light point, and an airing cupboard housing a double panelled radiator. Access to the loft.

### Bedroom One

14'6" x 8'6" (4.43m x 2.61m)

Main bedroom with a UPVC double-glazed window overlooking the rear elevation. The room is fitted with carpeted flooring, a ceiling light point, a television and telephone point, and a double panelled radiator. Door leading to:

### En- Suite

Fitted with a three-piece suite comprising a low-level flush W.C., a wash hand basin, and a walk-in shower with both a shower head and a handheld attachment. Shaver point, a double panelled radiator, ceiling light point, and UPVC double-glazed window to the front elevation.

### Bedroom Two

11'7" x 8'1" (3.54m x 2.48m)

UPVC double-glazed window to the rear elevation. Carpeted flooring, a ceiling light point, and a double panelled radiator complete the room.

### Bedroom Three

11'8" x 5'8" (3.56m x 1.75m)

UPVC double-glazed window to the front elevation, carpeted flooring, a ceiling light point, a television and telephone point, and built-in wardrobes with shelving and a hanging rail.

### Bathroom

Three-piece suite comprising a panelled bath with a handheld shower attachment and mixer tap, Low-level W.C., and a wash hand basin. Part-tiled walls and a UPVC double-glazed frosted window to the side elevation complete the room.

### Garage

up and over door, electric and power. Utility area with void plumbing and space for a washing machine and dryer. The wall mounted boiler, which we have been informed by the seller was installed in October and comes with a 10 year guarantee.

### Outside

Outside, the front of the property offers ample off-road parking, enclosed by fencing and mature hedging, with access to the garage and a side pathway leading to the rear. The rear garden features a spacious patio seating area, ideal for alfresco dining, a well-maintained lawn, and is fully enclosed with fencing for privacy.

### Additional Information

Newly fitted boiler

### 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

Tel: 01978 353000

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.

#### 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.

C

#### Council Tax Band.

TBC





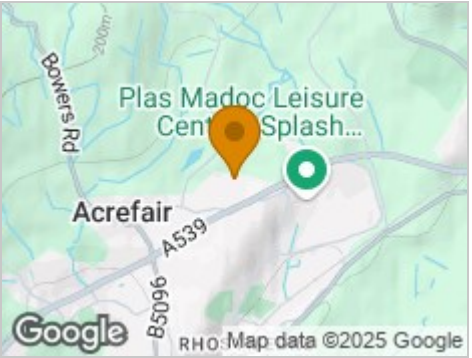
Road Map



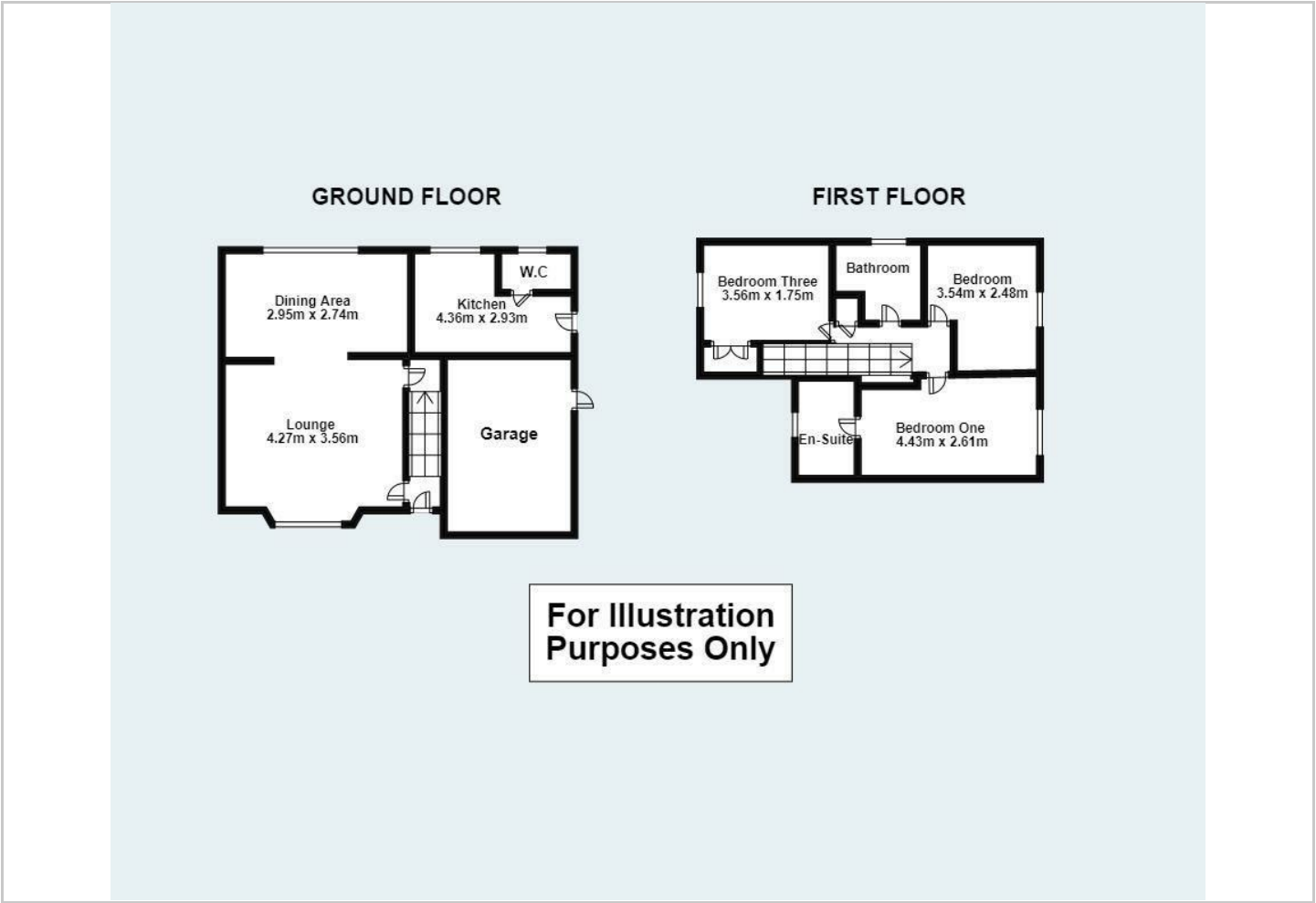
Hybrid Map



Terrain Map



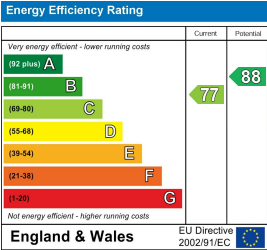
Floor Plan



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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