



## Hafan Pendwll Road

Moss, Wrexham, LL11 6EU

£315,000

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## Entrance Hall

A welcoming entrance hall with staircase rising to the first-floor accommodation. Panelled radiator. Doors lead off to the kitchen, lounge/dining area, bathroom and main bedroom.

## Lounge

22'2" x 12'2" (6.76m x 3.73m)

A bright and spacious dual aspect reception room, currently utilised as a lounge/diner. UPVC double glazed windows to the front and side elevation with UPVC sliding patio doors to the rear. Feature fireplace housing coal effect gas fire set on a marble hearth. Wooden effect laminate flooring. Sliding doors open into:

## Snug

7'10" x 6'2" (2.40m x 1.89m)

Window overlooking the rear garden. Carpeted flooring and wall lighting. Ideal for use as a second sitting room, playroom, or additional office space. Door into:

## Office

12'1" x 6'2" (3.70m x 1.89m)

Currently used as a home office, with window overlooking the garden and a door providing direct access outside. Perfect for those working from home.

## Kitchen

12'2" x 11'1" (3.73m x 3.40m)

Housing a range of wall, drawer and base units with complementary work surfaces over. 1.5 stainless steel sink unit with mixer tap, integrated dishwasher, and space for a range style oven with a five ring gas hob and extractor over. Space for American-style fridge/freezer. Tiled flooring. Double glazed window to the side elevation. Archway and steps lead down to:

## Dining Room

10'2" x 5'11" (3.10m x 1.81m)

A charming additional dining area with views over the rear

garden. Velux skylight providing natural light, double panelled radiator, and door leading to the driveway.

## Bathroom

5'6" x 5'6" (1.70m x 1.70m)

A modern three piece suite comprising a panelled bath with electric shower over, low-level WC and wash hand basin. Fully tiled walls and flooring with mirrored inlays.

## Bedroom One

12'3" x 10'4" (3.74m x 3.17m)

Spacious ground floor double bedroom with UPVC double glazed windows to the front and side elevation. Wood effect laminate flooring and integrated mirrored wardrobes.

## Stairs To the First Floor

## Landing Area

Doors leading to two further bedrooms and a separate WC.

## Bedroom Two

12'2" x 10'5" (3.71m x 3.18m)

Double bedroom set within the eaves, UPVC double glazed windows to the front and rear elevation and a Velux skylight. Carpeted flooring, fitted wardrobe storage and loft access.

## Bedroom Three

12'5" x 9'2" (3.81m x 2.81m)

Double bedroom set in the eaves. UPVC double glazed windows to the side elevation with Velux window. Carpeted flooring. Integrated wardrobe space and additional loft storage.

## WC

Low level WC and wash hand basin with splash back tiling, shaver point and wood effect laminate flooring. UPVC Double glazed window to rear.

## Outside

The property is approached via a private, gated driveway

Tel: 01978 353000

which provides ample off road parking and leads to a detached single garage. A charming brick archway offers side access to the home, while a pathway from the front enhances the welcoming approach to the main entrance. The beautifully maintained wraparound gardens are a true highlight of the home, offering well stocked borders and a particularly spacious rear lawn, all enclosed by mature shrubs to ensure a high level of privacy. A patio seating area provides an ideal space for outdoor dining and relaxation, complemented by a delightful summer house. Steps lead to an elevated seating area with a pergola, .

### 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.

### 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.





Road Map



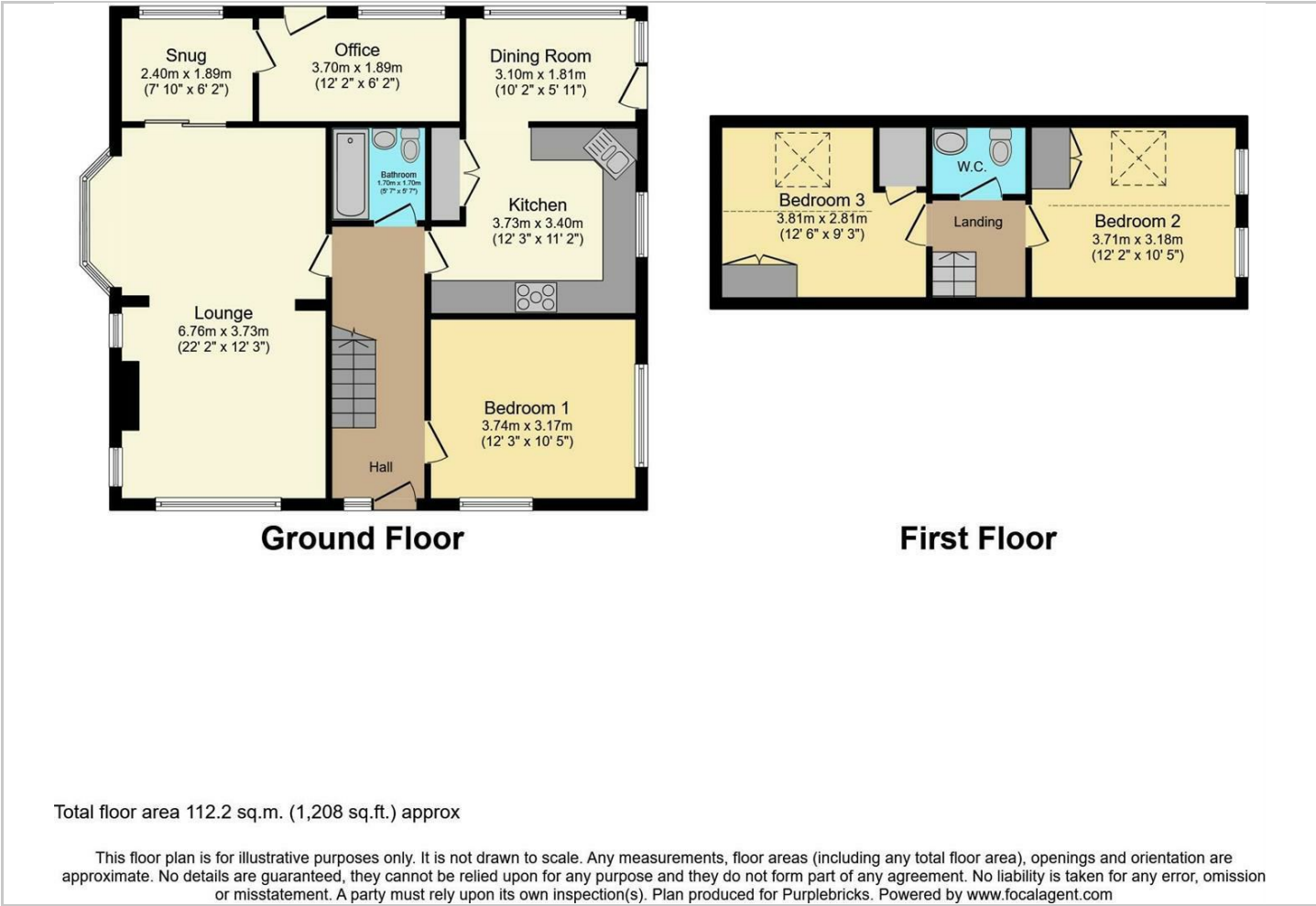
Hybrid Map



Terrain Map



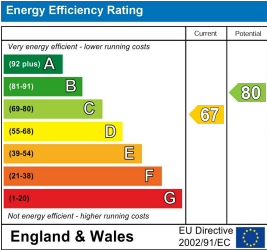
Floor Plan



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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