



## Tarwyn Lodge Brake Road

Moss, Wrexham, LL11 6DU

Chain Free £340,000





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## Entrance Hallway

Accessed via a fully glazed front door with matching side panel windows, opening into the hallway. Panelled radiator, telephone point, electrical sockets, and a turned staircase rising to the first floor with under stairs storage. Double glazed window to the front elevation.

## Living Room

18'2" x 13'11" (5.56m x 4.25)

A spacious and light filled reception room featuring double glazed French doors with side panels opening onto the rear garden. The room boasts a marble fireplace with gas fire inset, two radiators, carpeted flooring, and an open archway through to the dining room. TV and power points included.

## Dining Room

8'5" x 13'11" (2.57m x 4.25m )

Providing a perfect space for family dining, this room includes a rear facing double glazed window, radiator, light fitting, carpeted flooring, and power points.

## Kitchen/Diner

19'2" x 7'10" (5.85m x 2.40m )

Fitted with an extensive range of bespoke solid oak base, wall, and drawer units, complemented by luxurious granite work surfaces and a matching Welsh dresser. The kitchen also benefits from a high-spec Belling range cooker with seven gas burners, dual ovens, grill, warming oven, and electric plate warmer. Additional features include a pull-out pantry, larder cupboard, extractor fan, integrated fridge and dishwasher, and a stainless steel 1.5 bowl sink with steel mixer tap. Dual aspect windows to the front and rear. Finished with tiled flooring and part-tiled walls.

## Utility Room

5'10" x 8'11" (1.78m x 2.73m )

Fitted with base units, a stainless steel sink with mixer tap, and space for both a washing machine and tumble dryer. Rear facing double glazed window, tiled floor, and part tiled walls.

## Bathroom

11'4" x 6'0" (3.46m x 1.83m )

A generously sized bathroom comprising a panelled bath,

glazed shower cubicle with electric power shower, vanity wash basin, and WC. Fully tiled walls, heated towel rail, and double glazed frosted window.

## Bedroom One

11'5" x 11'3" (3.50m x 3.45 )

A spacious ground floor double bedroom fitted with wardrobes, bedside cabinets, and dressing table. Features include a UPVC double-glazed window, radiator, carpeted flooring, light fitting, TV aerial, and Sky connection.

## Stairs/Landing

Turned staircase leads to landing area with built in storage cupboards and access to the upper floor bedrooms and shower room.

## Bedroom Two

13'9" x 11'9" (4.20m x 3.60m )

Double bedroom offering ample fitted storage including wardrobes, bedside cabinets, dressing table, and two built in bookcases. Double glazed window, radiator, carpeted flooring, TV point, and Sky satellite connection.

## Bedroom Three

11'3" x 11'9" (3.45m x 3.60m )

Double bedroom with double glazed window, fitted wardrobes, dressing table, bedside cabinets, and carpeted flooring. Panelled radiator, ceiling light point, TV aerial, and Sky access.

## Shower Room

10'5" x 4'9" max (3.20m x 1.46 max )

Three piece suite featuring a glazed shower cubicle with electric power shower, pedestal wash basin, low-level WC, fully tiled walls, radiator, and side facing double glazed window.

## Outside to the Front

To the front, the driveway offers off road parking for multiple vehicles and access to the single garage. A neat lawn with established planting.

## Outside to the Rear

To the rear, a beautifully landscaped garden mainly laid to lawn, surrounded by mature borders and low level brick walls.

Tel: 01978 353000

A raised patio area with Indian stone paving provides a fantastic space for outdoor entertaining and enjoys stunning open views.

### 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.

### 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.

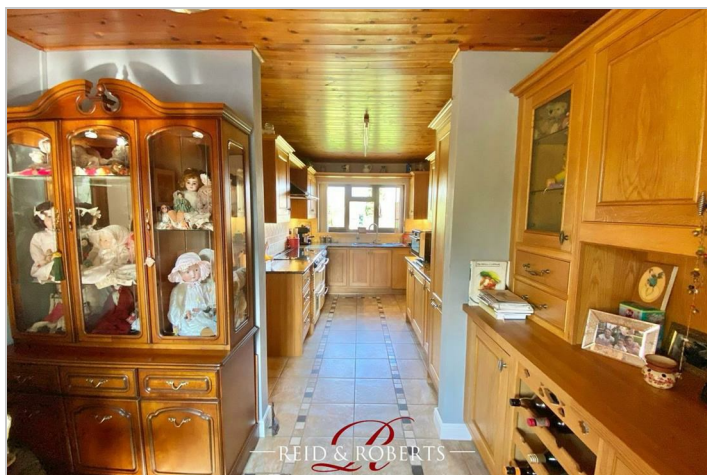
### Hours Of Business.

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.





Road Map



Hybrid Map



Terrain Map



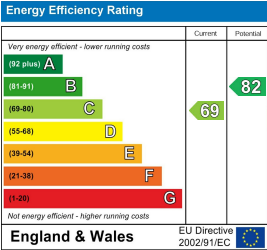
Floor Plan



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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