



## 4 Rothesay Close

Wrexham, LL11 2EW

£310,000

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## Entrance Porch

UPVC double glazed composite door to the front elevation, panel radiator, built in storage cupboard, with shelving.

## Downstairs Shower Room

6'0" x 6'9" (1.85m x 2.08m)

The modern Shower Room is fitted with a walk-in shower enclosure, complete with a thermostatic shower unit. The shower room boasts a hand wash basin with mixer tap, as well as a low flush WC and ceiling light point. UPVC panelled walls surrounding shower space. UPVC double glazed window.

## Kitchen/Diner

17'10" x 12'3" (5.45m x 3.75m)

The bright and airy Kitchen offers a well-appointed space, featuring a comprehensive range of matching wall, drawer and base units, providing ample storage and work surface space. Integrated appliances include a 'Neff' electric oven, 'Siemens' induction hob and 'Indesit' microwave, along with a built-in 'Siemens' dishwasher. Space for washing machine and an American-style fridge/freezer. with wall-mounted 'Worcester' boiler, while the stainless steel 1½ bowl sink sits beneath a uPVC double glazed window overlooking the front elevation. Additional features include inset spotlights, a double panelled radiator, wood affect laminating flooring and ample room for a dining table, perfect for both everyday use and entertaining. Upvc double glazed sliding patio doors open out onto the rear garden, with an additional door leading to a side walkway, offering easy access to outdoor spaces.

## Lounge

11'5" x 12'1" (3.50m x 3.69m)

This inviting room features a stunning fire surround with an elegant oak mantle, housing a multi-fuel log burner set on a slate hearth. Modern touches include laminate flooring, inset ceiling lights, and a panel radiator for year-round comfort. A TV aerial point is conveniently placed for your entertainment setup. UPVC patio doors open directly onto a beautifully paved patio seating area, creating a seamless indoor-outdoor living experience.

## Rear Entrance

UPVC double glazed door to the outside entrance which leads to the single garage,

## Stairs to the First Floor.

Landing area with doors leading off to the Bedrooms and Shower Room and WC. Loft access.

## Bedroom One

11'8" x 12'5" (3.56m x 3.79m)

UPVC double glazed window to the rear, panel radiator, carpeted flooring.

## Bedroom Two

10'11" x 8'11" (3.35m x 2.72m)

UPVC double glazed window to the rear, panel radiator, carpeted flooring.

## Bedroom Three

5'8" x 8'8" (1.73m x 2.66m)

UPVC double glazed window to the front, panel radiator, carpeted flooring.

## Shower Room

2'6" x 5'5" (0.78m x 1.67m)

The Shower Room features a walk-in shower with a mains shower attachment, and stylish UPVC panelled walls. wall mounted heated towel radiator, UPVC double glazed window to the front ensures natural light.

## WC

5'5" x 4'9" (1.66m x 1.46m)

With low level WC, wash hand basin with mixer tap set in a vanity unit, wall mounted heated towel radiator. UPVC double glazed window to the front. Inset spotlights, wood affect flooring and Upvc panelled walls.

## Garage

Bi-folding Door, power and lighting. UPVC double glazed door to the side.

## Outside

At the front of the property, a driveway provides off-road parking for two/ three vehicles, along with a Single Garage featuring a

Tel: 01978 353000

UPVC double-glazed door. This door offers access to both the side of the garage and the rear gardens. The rear gardens are beautifully landscaped with lawns, bordered by a variety of plants and flowers, all enclosed with fencing for privacy. A paved patio seating area, with steps leading down to the garden, provides a perfect space for outdoor relaxation. The rear enjoys a private aspect, ensuring a peaceful and secluded setting.

### 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.

### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

### 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.



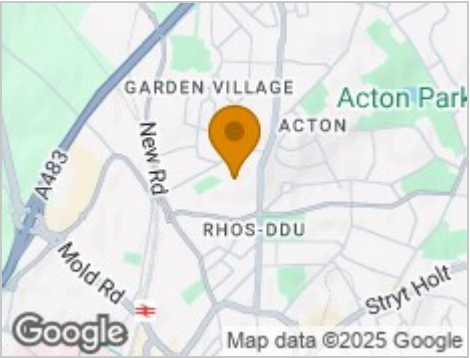
Road Map



Hybrid Map



Terrain Map



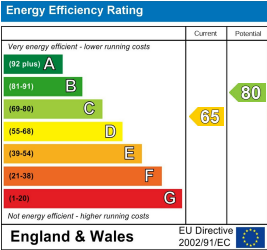
Floor Plan



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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