



15 Park Road

Rhosymedre, Wrexham, LL14 3EF

£185,000



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Entrance

Accessed via a composite door leading into the main entrance.

Lounge

15'8" x 12'0" (4.78m x 3.68m)

Featuring a UPVC double glazed window to the front elevation, newly fitted carpet flooring, a double panel radiator, ceiling light point, TV aerial socket, under-stairs storage, and a door leading through to the kitchen.

Kitchen/ Diner

12'11" x 14'10" (3.94m x 4.54m)

Fitted with a contemporary range of sage wall, drawer, and base units, complemented by worktop surfaces and an inset stainless steel sink with mixer tap. Integrated appliances include a 'Lamona' electric oven, four-ring gas hob with extractor hood, fridge freezer, and washing machine. Additional features include a panel radiator, tiled flooring, inset ceiling lights, and a wall-mounted unit housing the Worcester combination boiler. UPVC double glazed windows to the rear elevation allow for excellent natural light. There is ample space for a dining table and chairs. Stairs rise to the first floor.

Rear Porch

Accessed from the kitchen, this area features tiled flooring, a double panel radiator, ceiling light point, and an internal door leading to the downstairs W.C. A double glazed timber door provides access to the rear garden.

Downstairs W.C

3'1" x 6'1" (0.95m x 1.86m)

Fitted with a low level W.C and wash hand basin. Finished with tiled flooring and a UPVC double glazed frosted window to the rear.

Stairs to the first floor

Landing Area

Doors provide access to the bedrooms and bathroom, with a panel radiator and pull-down loft hatch leading to a boarded loft space.

Bedroom One

9'6" x 14'9" (2.90m x 4.51m)

Spacious double bedroom with UPVC double glazed window to the front elevation. panel radiator, carpeted flooring and TV aerial point,

Bedroom Two

9'1" x 12'2" (2.79m x 3.73m)

Double bedroom with UPVC double glazed window to the rear elevation. carpeted flooring and panel radiator.

Bedroom Three

6'2" x 9'3" (1.89m x 2.83m)

UPVC double glazed window to the front elevation. currently utilised as study,

Bathroom

6'0" x 8'7" (1.85m x 2.62m)

A beautifully appointed four piece suite comprising walk in shower cubicle, panelled bath, low level W.C, and wash hand basin with mixer tap. Complemented by tiled flooring, heated towel rail, inset spotlights, and a UPVC double glazed window to the rear.

Outside

To the front, the property features gated access leading to a low-maintenance garden. At the rear, there are three allocated parking spaces, with the garden accessed through a secure gate. The rear garden is fully enclosed with panel fencing and offers a well-kept lawn along with a paved patio seating area, perfect for outdoor relaxation.

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.

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.

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.

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.

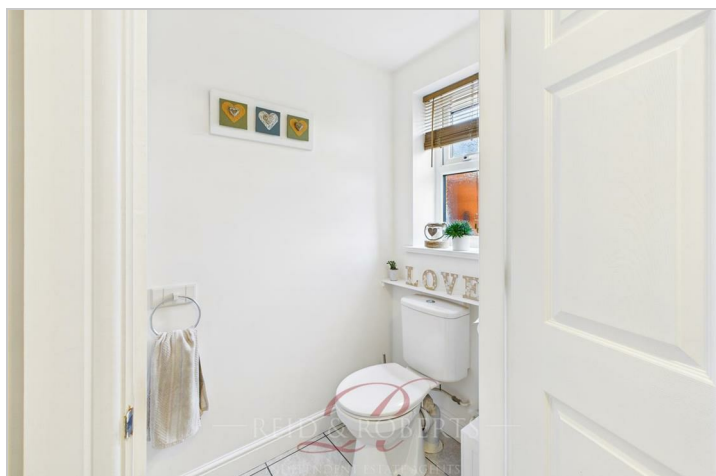
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Services.

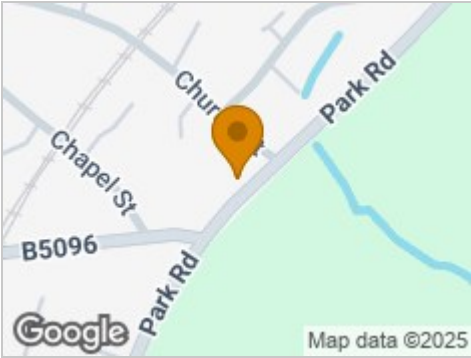
The agents have not tested the appliances listed in the particulars.

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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