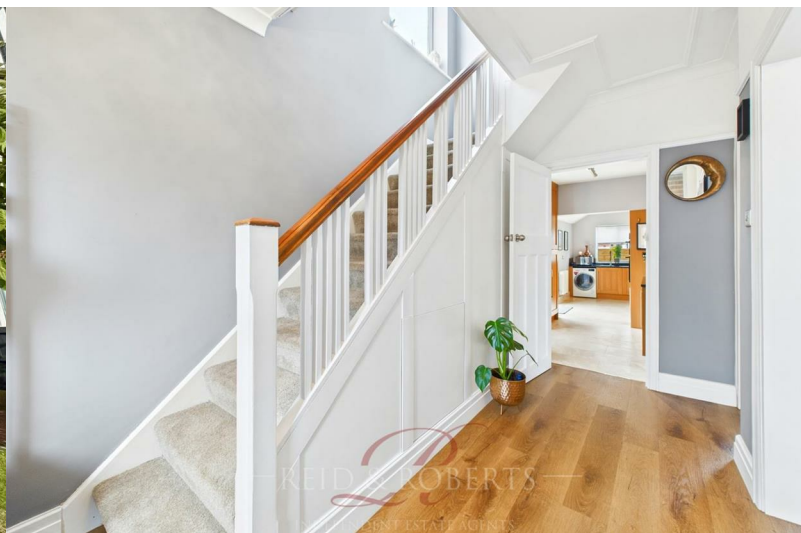
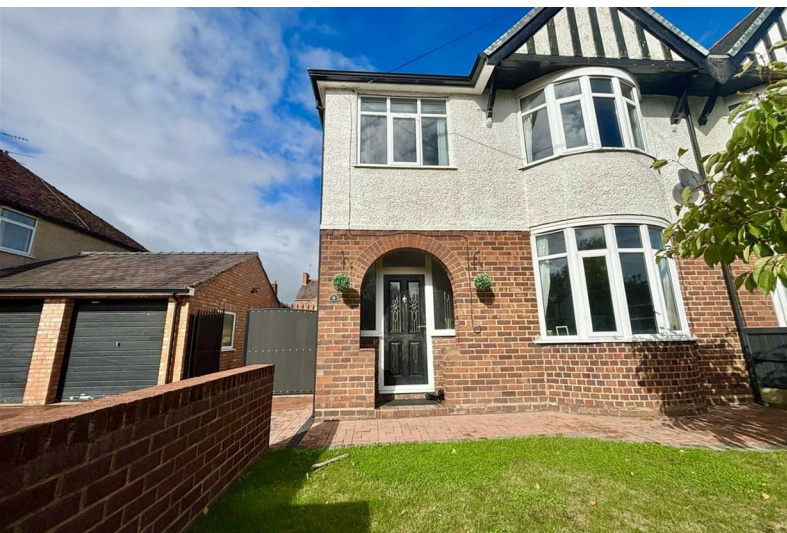




8 Court Road

Wrexham, LL13 7RH

£335,000



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Summary

Reid and Roberts Estate and Letting Agents are delighted to welcome to the market this spacious Three Bedroom Semi-detached home, situated close to Erddig National Trust and Wrexham City Centre.

Situated on the periphery of Wrexham City centre within a designated conservation area, this location boasts both Primary and Secondary Schools within a short walking distance, as well as the historic and scenic Erddig National Trust Parkland. The City of Wrexham features a diverse selection of High Street retailers and social amenities, along with convenient access to bus and train stations. Additionally, there are excellent road connections to the A483 bypass and Wrexham industrial estate, facilitating daily commutes to the region's key commercial and industrial units.

The Property has been tastefully and extensively updated by the current owner to an Exceptional Standard throughout, offering spacious and versatile accommodation. The property is south facing. The layout comprises: Entrance Hallway, Cloakroom, Dining/ Sitting Room, Lounge, a contemporary Kitchen/ Breakfast Room. The ground floor boasts professionally installed and newly fitted Invictus Amtico Luxury LVT flooring throughout. To the first floor, there are Three Bedrooms, and a stylish Family Bathroom. Externally, the property is approached via a Driveway providing Ample Off-Road Parking, leading to a Double Garage/ Utility Space (larger than average for the area). To the rear, the beautifully landscaped garden features a well maintained lawn, with fencing to the boundaries and a patio seating area.

Entrance Hall

Welcomed via an archway covered entrance with a composite front door leading into a bright and inviting hallway. Featuring Invictus Amtico Luxury LVT flooring, column radiator, stairs to the first floor, and a useful under-stairs storage cupboard. Doors open to the Lounge, Dining Room, and Kitchen/Breakfast Room.

Lounge

A bright and airy reception room with UPVC double glazed bay window to the front elevation. Centred around a multi-fuel cast iron fireplace with a Granite hearth and wooden mantle, this contemporary space also features Invictus Amtico Luxury LVT flooring, a column radiator, ceiling light point, and television point.

Dining Room

UPVC double glazed window overlooking the rear garden. Finished with matching Invictus Amtico Luxury LVT flooring, a column radiator, and ceiling light point.

Kitchen / Breakfast Room

Modern kitchen/ breakfast room, fitted with a comprehensive range of wall, drawer, and base units topped with granite work surfaces. Includes a stainless steel sink with spray hose tap, built-in eye level oven and grill, five ring 'Siemens' gas hob with 'Hotpoint' extractor above, and integrated dishwasher. Space and plumbing for washing machine. Complemented by tiled flooring, inset ceiling spotlights, two column radiators, and UPVC double-glazed windows to the side and rear elevations. Sliding doors open to the rear garden and double garage.

Downstairs W.C

Fitted with a low-level W.C. and wall mounted wash hand basin. UPVC frosted window to the side elevation.

Stairs to the first floor

UPVC frosted window to the side elevation leads to the first floor landing with access to all bedrooms and the family bathroom. Access to Loft which is partially boarded with opportunity to convert.

Bedroom One

A spacious double bedroom with UPVC double-glazed window to the front elevation. Featuring a charming cast iron fireplace, carpeted flooring, column radiator, and ceiling light point.

Bedroom Two

Another generous double bedroom with UPVC double glazed window overlooking the rear garden, carpeted flooring, column radiator, and ceiling light point.

Bedroom Three

UPVC double glazed window to the front elevation, carpeted flooring, ceiling light point, and column radiator. Currently utilised as an Office / Study.

Bathroom

A beautifully appointed four piece suite comprising low level W.C., wall mounted wash hand basin, freestanding bath with mixer tap over, and walk in shower with ceiling shower head and handheld attachment, with glass screen. Finished with fully tiled walls and flooring, wall-mounted radiator, and UPVC frosted windows to the side elevation.

Outside

To the Front

A well presented frontage with ample off road parking leading to a double garage, gated side access, and a low maintenance lawned area with a decorative blossom tree.

Tel: 01978 353000

To the Rear

Lawned area and a private porcelain tiled patio area to the back of the property, ideal for outdoor dining. Surrounded by mature shrubs and fencing, with access to the garage via UPVC double-glazed door.

Additional Information

'Nest' controlled central heating. The ground floor has professionally installed and newly fitted Invictus Amtico luxury LVT flooring throughout with 15 year warranty.

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.

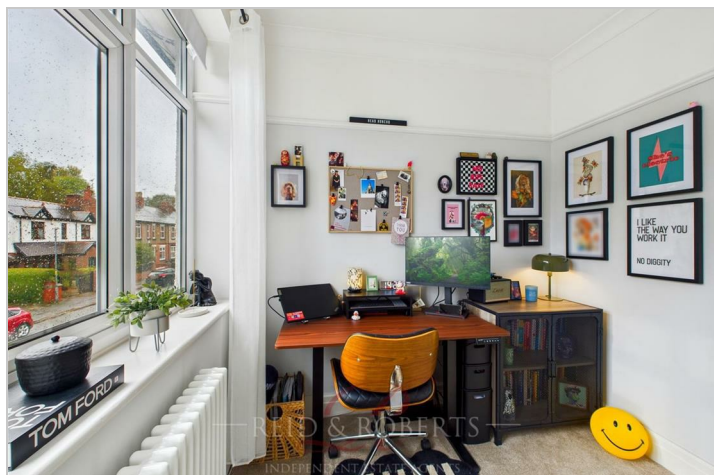
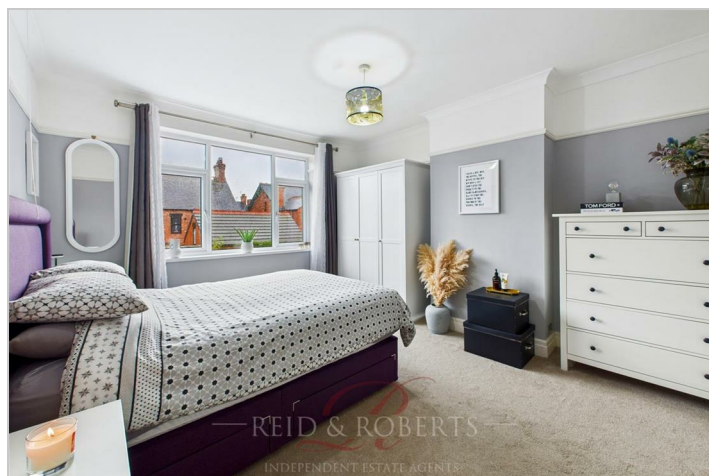
Loans.

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



Road Map



Hybrid Map



Terrain Map



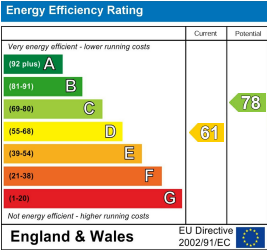
Floor Plan



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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