



14 Holm Oak Rhosddu Road

Wrexham, LL11 2LP

£80,000



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Entrance Hall

Carpeted flooring, ceiling light point, double panelled radiator, and storage cupboard housing the 'Ideal' boiler and meters. Accessed via a UPVC entrance door with internal doors leading to the living room.

Living Room

Carpeted flooring with alcoves featuring wall light points, ceiling light point, and electric fireplace. Double panelled radiators and UPVC double glazed window to the front elevation. Doorways lead through to the bedroom, bathroom, and kitchen. Useful built-in storage cupboard.

Kitchen

Fitted with a range of wall and base units with granite-effect worktops and partially tiled splashbacks. Incorporating a stainless steel sink unit with separate hot and cold taps. Integrated 'Hoover' oven, four-ring gas 'Moffat' hob with extractor hood above. Space and plumbing for a washing machine and fridge/freezer. Laminated flooring and UPVC double glazed window to the rear elevation.

Bedroom One

Carpeted flooring, ceiling fan with light, double panelled radiator, and UPVC double glazed window to the rear elevation.

Bathroom

Fitted with a panelled bath having separate hot and cold taps, hand wash basin with matching taps, low flush WC, and shower cubicle. Tile-effect flooring, partially tiled walls, double panelled radiator, and UPVC double glazed frosted window to the rear elevation.

Outside

Externally, to the rear of the property, there is a car park offering one parking space for residents.

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.

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.

Tel: 01978 353000

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.

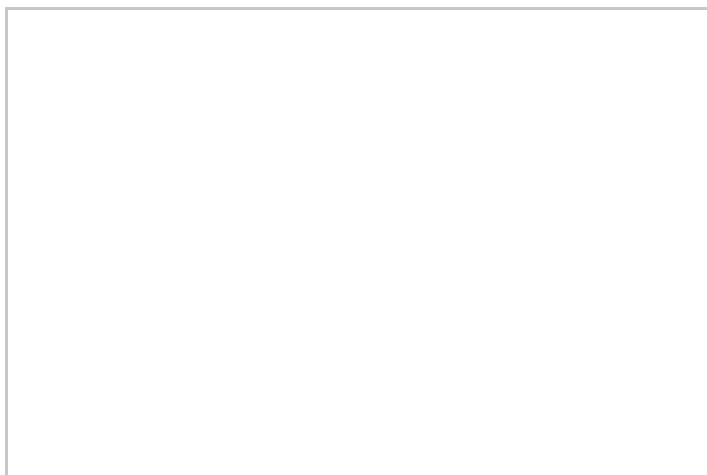
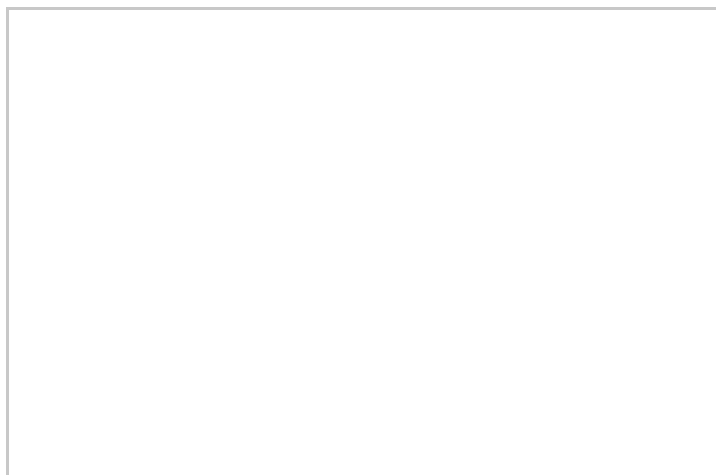
Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

Additional Notes

The Property is Leasehold and has 45 years remaining, therefore we would advise CASH BUYERS ONLY,



Road Map



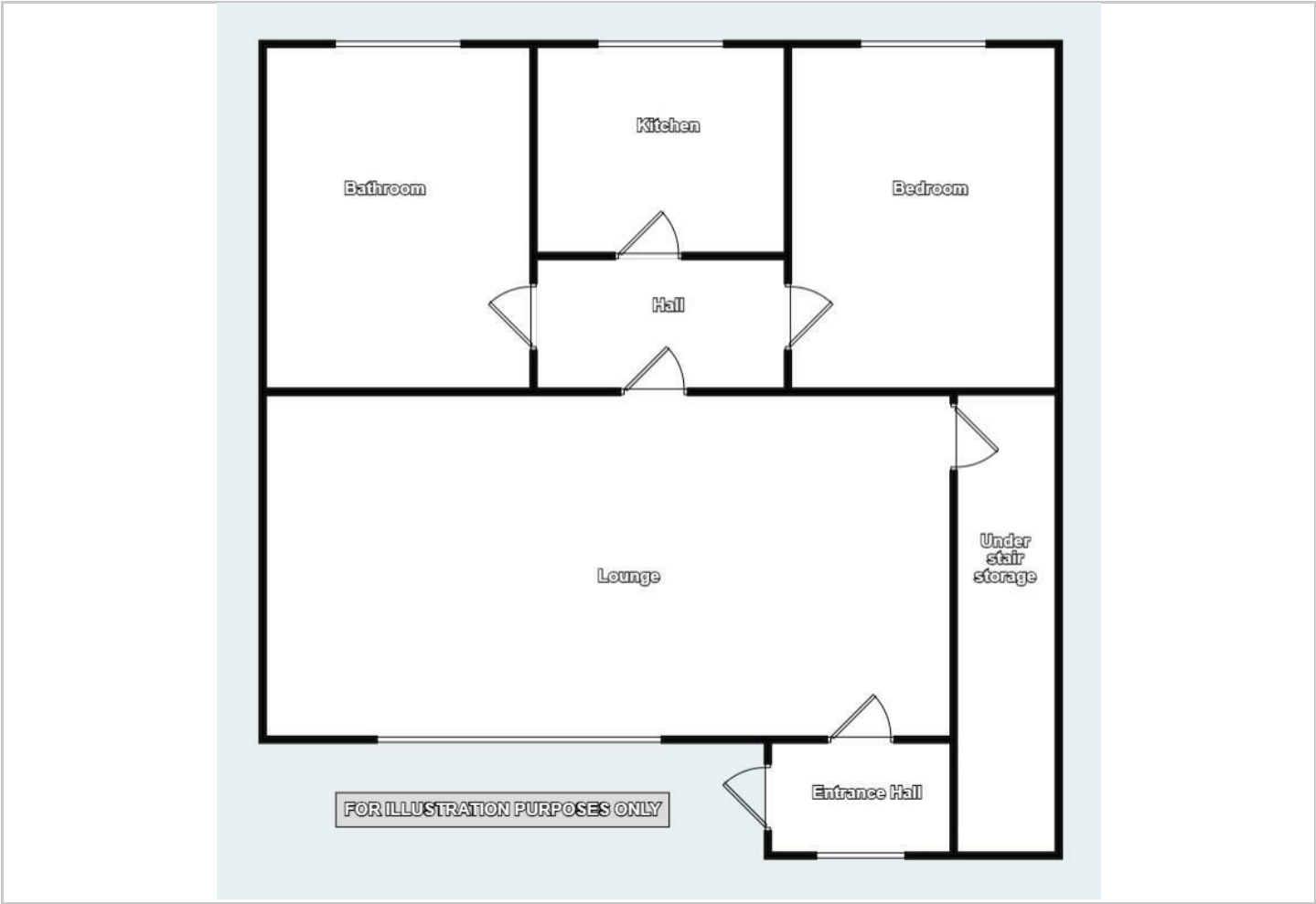
Hybrid Map



Terrain Map



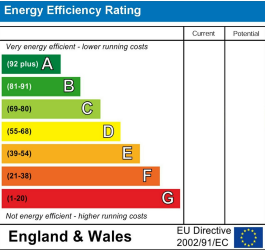
Floor Plan



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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