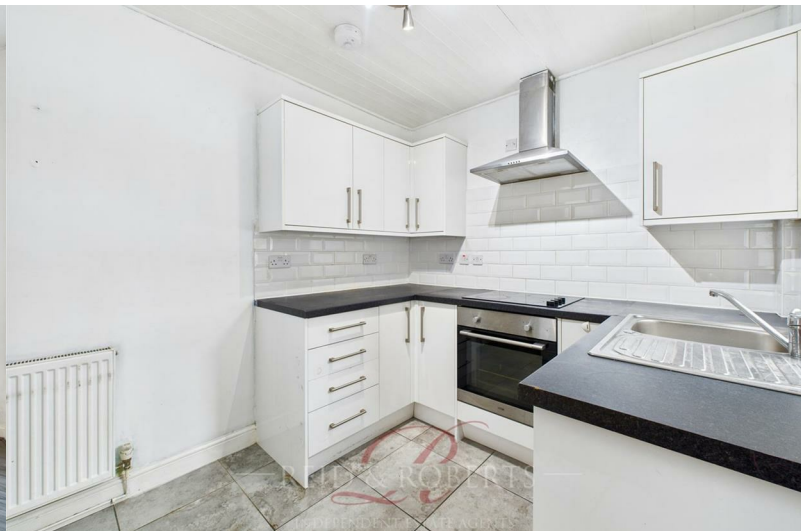




98 Smithfield Road

Wrexham, LL13 8ER

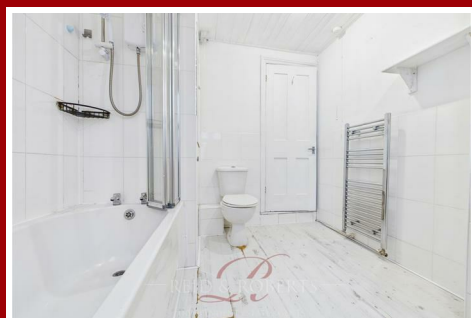
Offers In The Region Of £125,000



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To The Front

The front property features a concreted garden area leading to a UPVC entrance door.

Entance Hall

Carpeted flooring, ceiling light point, and double panelled radiator. Stairs lead to the first-floor accommodation, with doors providing access to the living room and lounge/dining room.

Living Room

A bright and airy living space with UPVC double-glazed window to the front elevation, wood-effect laminate flooring, double panelled radiator, ceiling light point, and television and telephone points. The room opens seamlessly into the lounge/dining room.

Lounge/ Dining Room

The room is versatile and could be used as a second sitting room or a formal dining area, benefiting from excellent natural light throughout. Wood-effect laminate flooring, UPVC double-glazed window to the rear, double panelled radiator, ceiling light point, and television and telephone points.

Kitchen

A modern fitted kitchen with a range of wall and base units, tiled flooring, and stainless steel sink with mixer tap. UPVC double-glazed window and door to the rear elevation. Ceiling light point, under-stairs storage cupboard, and double panelled radiator. Appliances include a Logic integrated oven and Lamona four-ring hob with extractor fan.

Landing

Carpeted flooring, ceiling light point, double panelled radiator, loft access, and doors leading to both bedrooms and the bathroom.

Bathroom

Wood-effect laminate flooring and partially tiled walls. Wall-mounted heated towel radiator, low flush W.C., wash hand basin with separate hot and cold taps, panelled bath with bi-folding glass screen, and Triton shower over. UPVC frosted double-glazed window to rear elevation, ceiling spotlights, and storage cupboard housing Worcester boiler.

Bedroom One

Double Bedroom with carpeted flooring, ceiling light point, double panelled radiator, and UPVC double-glazed window to the front elevation.

Bedroom Two

Double bedroom with carpeted flooring, double panelled radiator, ceiling light point, and UPVC double-glazed window to the rear elevation.

Rear Garden

The property benefits from a low-maintenance rear garden featuring artificial grass throughout. The garden is enclosed by brick and fencing, ensuring a good degree of seclusion. There's also useful external storage space and easy access from the rear of the property as well as a separate area with wooden framed gazebo

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

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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.

Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



Road Map



Hybrid Map



Terrain Map



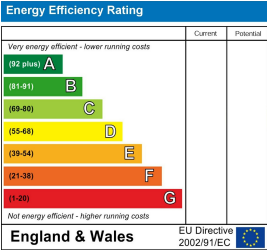
Floor Plan



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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