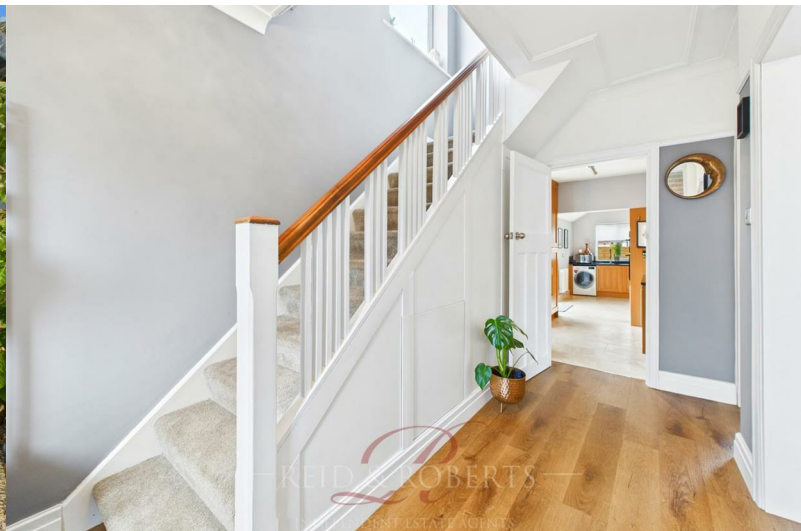




## 8 Court Road

Wrexham, LL13 7RH

Offers In The Region Of £335,000





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## 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.

### 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.

Tel: 01978 353000

### 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.

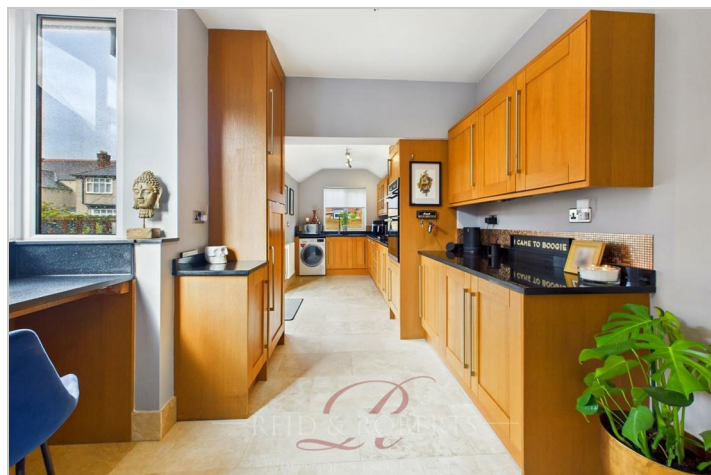
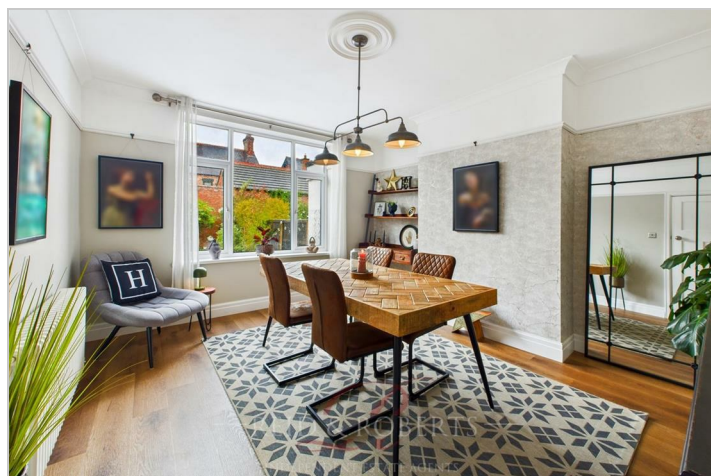
The agents have not tested the appliances listed in the particulars.

### 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



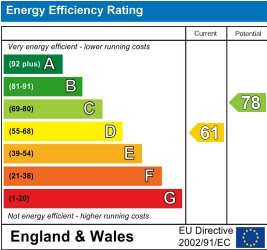
Floor Plan



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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