

8 Ffordd Trefaldwyn

MW46486



RHOSDDU

£225,000

8 Ffordd Trefaldwyn, Rhosddu, Wrexham , LL11 2LB
£225,000 MW46486



DESCRIPTION: Situated in a popular location is his spacious extended 3 bedroom semi detached property which requires some updating with internal accommodation to briefly comprise entrance hall, sitting room, fitted kitchen, rear porch, inner hall, downstairs shower room, dining area, conservatory, lounge, and to the first floor there are 3 bedrooms and combined bathroom and wc. The accommodation is complimented by gas radiator heating and UPVC double glazing and externally there are extensive gardens to the front side and rear with a drive providing ample off road parking. As selling agents we would highly recommend an inspection of the property to fully appreciate the size and potential the property offers. **FREEHOLD. COUNCIL TAX BAND C.**

GEORGE A MURRAY FNAEA – RESIDENT PARTNER
Viewing by arrangement through Wrexham Office
35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275
Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

DIRECTIONS: From the agents Wrexham office proceed around the one way system to the mini roundabout on the corner of Grosvenor Road, continue straight across and through Rhosddu until Ffordd Mon will be noted on the left hand side, turn left and take the first right and Ffordd Trefaldwyn will be noted on the left, turn left and the property will be noted at the end of the cu de sac on the right hand side

LOCATION: Situated in a popular and sought after location with easy access to Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

ENTRANCE HALL: Panelled radiator. Stairs rising to first floor. UPVC front entrance door.

SITTING ROOM: 15' x 11' (4.57m x 3.35m) Panelled radiator. Tv point. Loft access. 3 wall light points.



KITCHEN: 10' 10" x 8' 6" (3.3m x 2.59m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces and inset stainless steel sink unit and splash back tiling. Fitted range cooker with extractor hood above. Space and plumbing for washing machine.



REAR PORCH: Plumbing for washing machine. UPVC rear entrance door.

IINNER HALL: Built in storage. Door leading to shower room.

SHOWER ROOM: Chrome style towel rail. Fitted 3 piece suite comprising wc, wash hand basin and shower enclosure with fitted shower. Tiled floor tiled walls.



DINING AREA: 9' 9" x 9' 7" (2.97m x 2.92m) Panelled radiator. Textured and coved ceiling. Patio doors leading to the conservatory.





CONSERVATORY: 10' x 7' 6" (3.05m x 2.29m) Panelled radiator. Tiled floor. UPVC Door leading to rear garden.

LOUNGE: 13' 5" x 12' 8" (4.09m x 3.86m) Panelled radiator. Tv point.



STAIRS AND LANDING: Loft access. Built in airing cupboard. Doors leading off to bedrooms and bathroom.

BEDROOM 1: 13' 6" x 9' 5" (4.11m x 2.87m) Panelled radiator. Window to front elevation.



BEDROOM 2: 10' 9" x 9' (3.28m x 2.74m) Panelled radiator. Window to rear elevation.



BEDROOM 3: 7' 9" x 6' 3" (2.36m x 1.91m) Panelled radiator. Window to front elevation.

BATHROOM: Chrome style towel rail. Fitted 3 piece white suite comprising wc, wash hand basin set in vanity unit and panelled bath with shower above.



OUTSIDE: The property stands in extensive gardens comprising to the front there is a drive providing ample off road parking and a paved forecourt, to the side are steps leading to raised lawned gardens stocked with various flowers/shrubs, to the rear there is a paved patio area. Garden store. Greenhouse. Outside lighting.





TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

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