REID & ROBERTS

INDEPENDENT ESTATE AGENTS



33 Ffordd Mailyn

Wrexham, LL13 7JB

Offers In The Region Of £389,950

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To the Front

The property is approached via a spacious brick-paved driveway providing parking for three to four vehicles, leading to a spacious double garage. Steps lead down to a gravelled area, perfect for outdoor dining, surrounded by shrubs, hedging, and beautiful flowers.

Approached via a UPVC double-glazed entrance door with matching side panel, opening into:

A bright and welcoming spindled galleried staircase. Stairs rise to the first floor and descend to the lower ground floor. To the Ground floor:

Lounge

11'9" x 19'4" (3.59m x 5.90m)

Spacious Lounge with UPVC double glazed picture window with electric blinds overlooking the rear garden and three feature UPVC double glazed windows to the front elevation. Attractive multi fuel burner stove set within an elegant white surround set on marble hearth, two radiators, and wall light points. Television point. Part glazed double doors open into:

Reception Room Two

10'7" x 11'9" (3.23m x 3.60m)

UPVC double glazed bi-folding doors with electric blinds, opening to the rear elevation. Featuring Karndean wood effect flooring, useful under stairs storage cupboard, Ceiling light point, television and telephone point. Doors off to Kitchen/Breakfast Room and double doors to the Lounge.

Kitchen/Breakfast Room

5.89m Max x 4.11m Max

Fitted with a range of shaker-style base and wall units with wood-effect work surfaces. Integrated Zanussi induction hob with stainless steel splashback and extractor hood, 'Bosch' double oven/grill, pan drawers, wine rack, display cabinets and corner cupboards. Plumbing for washing machine and space for dish washer and fridge freezer. ' Franke' 1½ stainless steel sink with spray mixer tap. Bi-fold doors open to the garden with electric blinds and an additional UPVC part-glazed external door provides access to the side. Panelled radiator. Karndean wood-effect flooring. Space for Dining.

Cloakroom/W.C

Low level W.C , wash hand basin set in vanity unit, heated towel rail. Karndean flooring. UPVC double glazed frosted window with roller blinds to the side elevation.

On The First Floor

Spindled gallery overlooking the stairwell, storage cupboard housing the hot water cylinder, and loft access with pull down ladder, lighting, partial boarding and insulation.

Bedroom One

11'9" x 13'1" (3.59m x 4.01m)

UPVC double glazed window to the rear elevation with pull down window net. Double panelled radiator. Fitted wardrobes. Ceiling light point. Carpeted flooring, telephone point and television cabling Door leading to:

En-Suite

4'9" x 5'10" (1.46m x 1.80m)

Three piece suite comprising Low level WC, wash hand basin with chrome mixer tap set within vanity cupboard, shower cubicle with mains fed ' Mira' shower, radiator, fully tiled walls, extractor fan, and ceiling lights. UPVC double glazed window to the side elevation with pull down window net.

Bedroom Two

8'5" x 11'9" (2.59m x 3.60m)

UPVC double glazed window overlooking the rear garden with pull down net, panelled radiator. Carpet Flooring. Ceiling light point. Built in wardrobes with railing and over bed storage with shelving. Television cabling.

Bedroom Three

10'8" x 8'5" (3.26m x 2.59m)

UPVC double glazed window to the rear elevation, radiator. Carpet flooring. Ceiling light point. Fitted wardrobes.

Bedroom Four

11'9" x 7'4" (3.59m x 2.26m)

UPVC double glazed window to the front elevation, panelled radiator. Carpet flooring. Currently used as an Office. Television cabling.

Family Bathroom

6'5" x 7'4" (1.98m x 2.25m)

Three piece fitted suite comprising pedestal wash hand basin, low level WC, panelled bath with electric shower over and glass screen, part-tiled walls, extractor fan, and radiator. Vinyl flooring.

Double Garage

17'5" x 13'10" (5.32m x 4.23m)

Electrically operated up and over door, water tap, lighting, multiple power points, storage in the roof area, and housing the gas fired central heating boiler.

To the Rear
A beautifully landscaped garden backing onto the Erddig Parkland, offering a peaceful and private outdoor space with upgraded fencing all round. Features include a full width Indian sandstone patio directly off the bi-fold doors, decorative gravel and paved sections. Small wildlife pond, raised flowerbeds and vegetable patches. External electric sockets, water tap, and outdoor lighting. The garden is fully enclosed and ideal for outdoor dining and entertaining.

Additional Information
The current owner has confirmed the CCTV and alarm system with outdoor floodlights will remain at the property.

Council Tax Band is F

EPC Rating.
D

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.

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.

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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.

Floor Plan
Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.









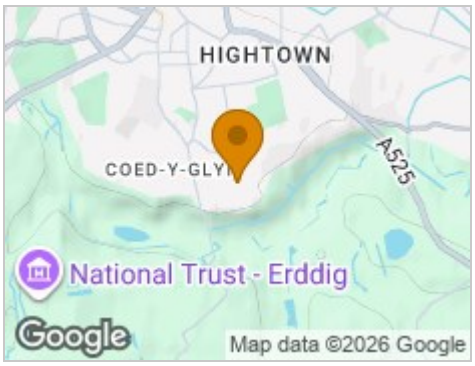
Road Map



Hybrid Map



Terrain Map



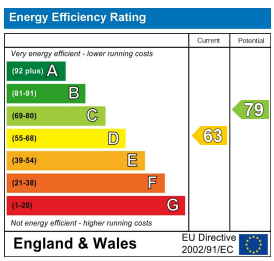
Floor Plan



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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