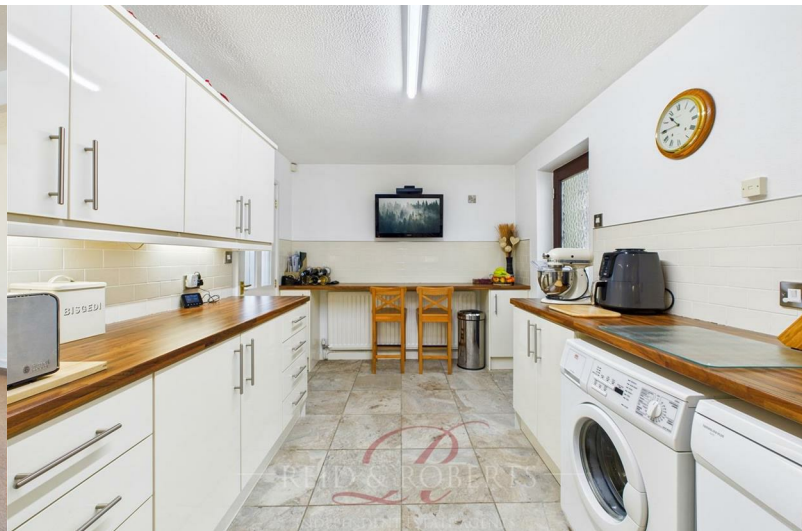




16 Vyrnwy Close

Summerhill, Wrexham, LL11 4YS

Offers Over £320,000



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To The Front

To the front of the property, there is a lawned garden area with mature shrubs and planting providing a pleasant outlook. A driveway offers off-road parking for two vehicles, leading to a detached single garage fitted with an up-and-over door, providing additional storage or secure parking.

Entrance Hallway

6'2" x 8'5" (1.88m x 2.58m)

Accessed via a UPVC entrance door with frosted glazed panels. Carpeted flooring, single panelled radiator, and stairs rising to the first-floor accommodation. Doors lead off to the downstairs W.C., kitchen, and living room.

Downstairs W.C

2'11" x 4'9" (0.91m x 1.47m)

Fitted with a low flush W.C. and wall-mounted wash hand basin with separate hot and cold taps. Partially tiled walls, vinyl flooring, ceiling light point, and frosted double glazed window to the side elevation.

Living Room

18'7" x 18'0" (5.68m x 5.51m)

A bright and spacious reception room with carpeted flooring and double glazed windows to the front elevation. Feature gas fireplace with wood-effect surround set on a marble-effect hearth, two single panelled radiator, television and telephone points, ceiling light point, and ample space for dining furniture.

Kitchen

8'10" x 18'0" (2.70m x 5.49m)

Fitted with a range of wall and base units with 1.5 stainless steel sink and mixer tap over. Complemented by partially tiled walls and tiled flooring. Integrated Bosch oven, Bosch four-ring gas hob with Bosch extractor fan above. Space for fridge/freezer, washing machine, and dishwasher. Additional features include an understairs storage cupboard, breakfast bar, single panelled radiator, and a double glazed window looking into the conservatory. Wooden door provides access into the conservatory.

Conservatory

7'8" x 15'0" (2.34m x 4.59m)

Carpeted flooring with ceiling light/fan and full double glazed patio doors leading to the rear garden. Double glazed windows to the sides and rear allow plenty of natural light, with a double glazed internal window to the kitchen.

Landing

6'5" x 16'2" (1.96m x 4.95m)

Carpeted flooring, ceiling light point, and doors leading off to all bedrooms, bathroom, and storage cupboard. Loft access.

Bedroom One

15'1" x 8'7" (4.61m x 2.63m)

A great sized double bedroom with carpeted flooring, ceiling light point, double glazed window to the front elevation, single panelled radiator, and telephone point.

Bedroom Two

8'9" x 9'6" (2.68m x 2.92m)

A further double bedroom with carpeted flooring, ceiling light point, single panelled radiator, and double glazed window to the rear elevation.

Bedroom Three

7'11" x 9'1" (2.43m x 2.79m)

Carpeted flooring, ceiling light point, single panelled radiator, and double glazed window to the front elevation.

Bedroom Four

12'0" x 8'5" (3.67m x 2.57m)

Carpeted flooring, ceiling light point, single panelled radiator, and double glazed window to the rear elevation.

Bathroom

6'9" x 5'6" (2.07m x 1.69m)

Fitted with a panelled bath with shower over and separate hot and cold taps, wash hand basin, and low flush W.C. Fully tiled walls, vinyl flooring, ceiling light point, frosted double glazed window to the side elevation, and double panelled radiator.

To The Rear

A low maintenance, tiered rear garden featuring areas of decking, patio, and gravel, ideal for outdoor seating and

Tel: 01978 353000

entertaining. Includes a detached single garage with up-and-over front door and side access from the garden, along with mature hedging providing privacy.

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.

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

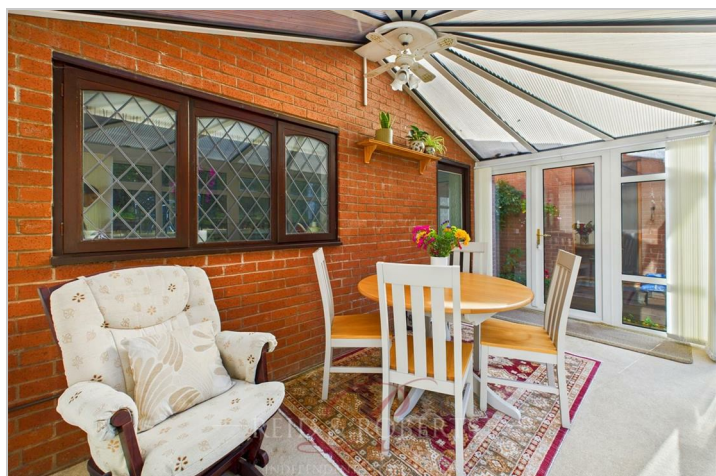
Saturday 9.15am - 4.00pm

Tenure

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

DISCLAIMER.

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.



Road Map



Hybrid Map



Terrain Map



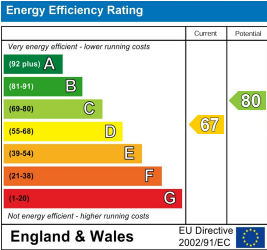
Floor Plan



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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