



32A Beechley Road

Wrexham, LL13 7BA

No Onward Chain £300,000





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## To The Front

To the front of the property is a tarmac driveway providing off-road parking for two vehicles, together with gated side access leading to the rear garden.

## Entrance Hallway

The property is approached via a composite entrance door leading into a spacious and welcoming entrance hallway. Featuring tiled flooring, two ceiling light points, under-stairs cloak storage, and a useful cupboard housing the meters. Doors lead off to the lounge, downstairs WC, utility room, and the open-plan kitchen/dining area.

## Living Room

A warm and inviting reception room enjoying a UPVC double glazed bay window to the front elevation allowing for plenty of natural light. The room benefits from carpeted flooring, two ceiling light points, feature wall lighting, and underfloor heating, creating a comfortable and relaxing living space.

## Open Plan Kitchen/ Dining Area

A spacious and contemporary kitchen/dining area, beautifully fitted with a range of modern wall, drawer, and base units complemented by Silestone work surfaces. Integrated appliances include a fridge, freezer, eye-level double oven and grill, induction hob with extractor fan above, and a composite sink unit with mixer tap over.

The room benefits from tiled flooring throughout, recessed LED lighting, three feature pendant light fittings, underfloor heating, and ample space for dining furniture. Three Velux skylights, a UPVC double glazed window, and French doors to the rear garden allow an abundance of natural light, creating an ideal space for both family living and entertaining.

## Downstairs WC

Fitted with a low-level WC and wash hand basin. Additional features include tiled flooring, ceiling light point, underfloor heating, and assistance handrails.

## Utility Room

Providing space and plumbing for laundry appliances together with additional storage. The room also houses the hot water cylinder, electrical consumer unit, and heat recovery system controls. Tiled flooring and ceiling light point.

## First Floor Accommodation

Featuring carpeted flooring and two ceiling light points, with doors leading to Bedrooms Two and Three, the family shower room, and stairs rising to the principal bedroom suite.

## Bedroom Two

A generous double bedroom benefiting from a UPVC double glazed bay window to the front elevation, carpeted flooring, panelled radiator, and ceiling light point.

## Bedroom Three

A well-proportioned double bedroom featuring a UPVC double glazed window to the front elevation, carpeted flooring, panelled radiator, and ceiling light point.

## Shower Room

Stylishly appointed and finished to a modern standard, the shower room is fitted with a low-level WC, wash hand basin set within a vanity unit, and a spacious walk-in shower enclosure with dual-head mains shower. Further benefits include underfloor heating, a heated towel rail, tiled walls and flooring, recessed LED lighting, fitted vanity mirror, shaving point, and a UPVC double glazed frosted window to the rear elevation.

## Second Floor Landing

Carpeted staircase rising to the second-floor accommodation with ceiling light point.

## Principal Bedroom

Occupying its own dedicated floor, the impressive principal bedroom offers a superb private retreat. This spacious loft conversion features two Velux skylights, exposed beams, carpeted flooring, two panelled radiators, and useful eaves storage cupboards with lighting. A door leads directly through to the en-suite bathroom.

## En-Suite Bathroom

Fitted with a modern three-piece suite comprising a low-level WC, wash hand basin set within a vanity unit, and a panelled bath with shower attachment over. Additional features include tiled walls and flooring, heated towel rail, Velux skylight, exposed beams, shaving point, and ceiling light point.

## To The Rear

The rear garden has been designed for ease of maintenance and enjoys a paved patio seating area leading onto an artificial lawn. Established shrubs provide colour and interest to the borders, while a brick-built store offers useful external storage. Further benefits include space for a timber shed, outside tap, external power sockets, hard-wired security system, and fenced boundaries providing a good degree of privacy.

## Additional Information

The property was individually built by the current owners in 2016 and benefits from a high-efficiency heat recovery ventilation system, designed to improve air quality whilst retaining warmth and enhancing energy efficiency. Professionally tested for air-tightness, the property has been designed to minimise heat loss and maximise comfort.

Tel: 01978 353000

Further benefits include television and internet points in every room, underfloor heating throughout the ground floor and upstairs bathrooms, and heated towel rails with both central heating and independent electric functions. The brick-built store has been prepared for future electrical installation and also benefits from a fitted metal bike anchor for secure storage.

#### **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.

#### **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.

#### **Services.**

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

#### **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.

#### **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.

#### **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

#### **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.

#### **Council Tax Band.**

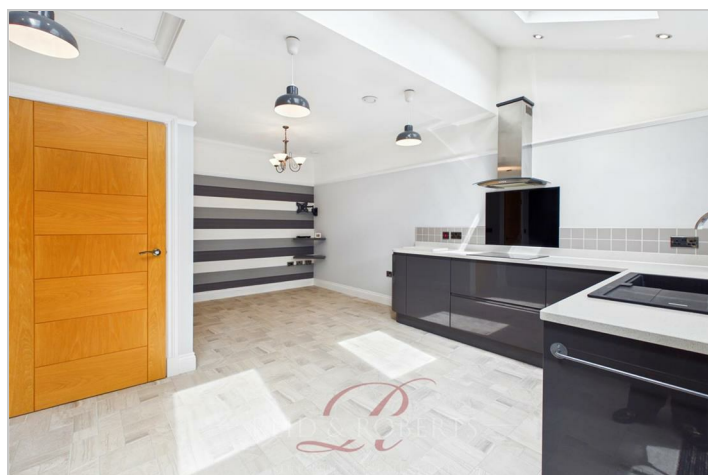
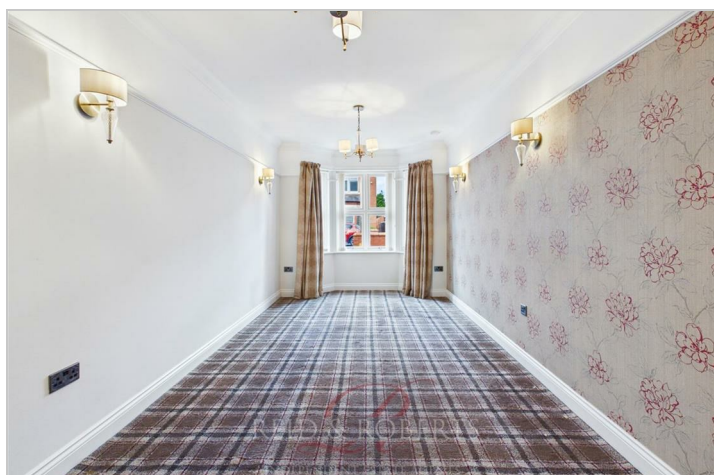
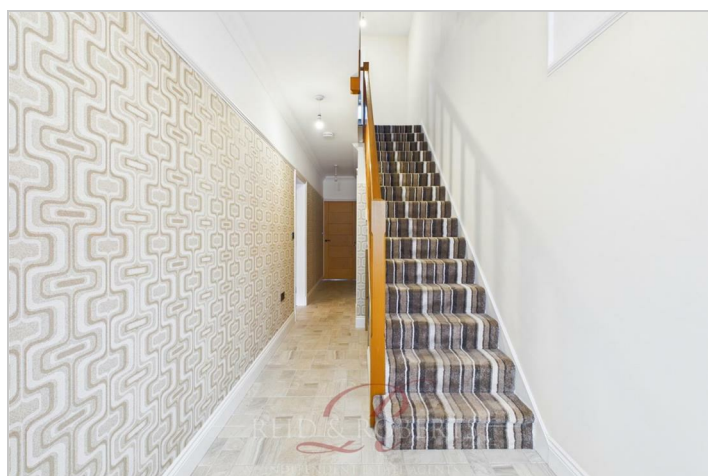
COUNCIL TAX BAND D

Estimated cost

£2,308.88 per year

Local authority

Wrexham





Road Map



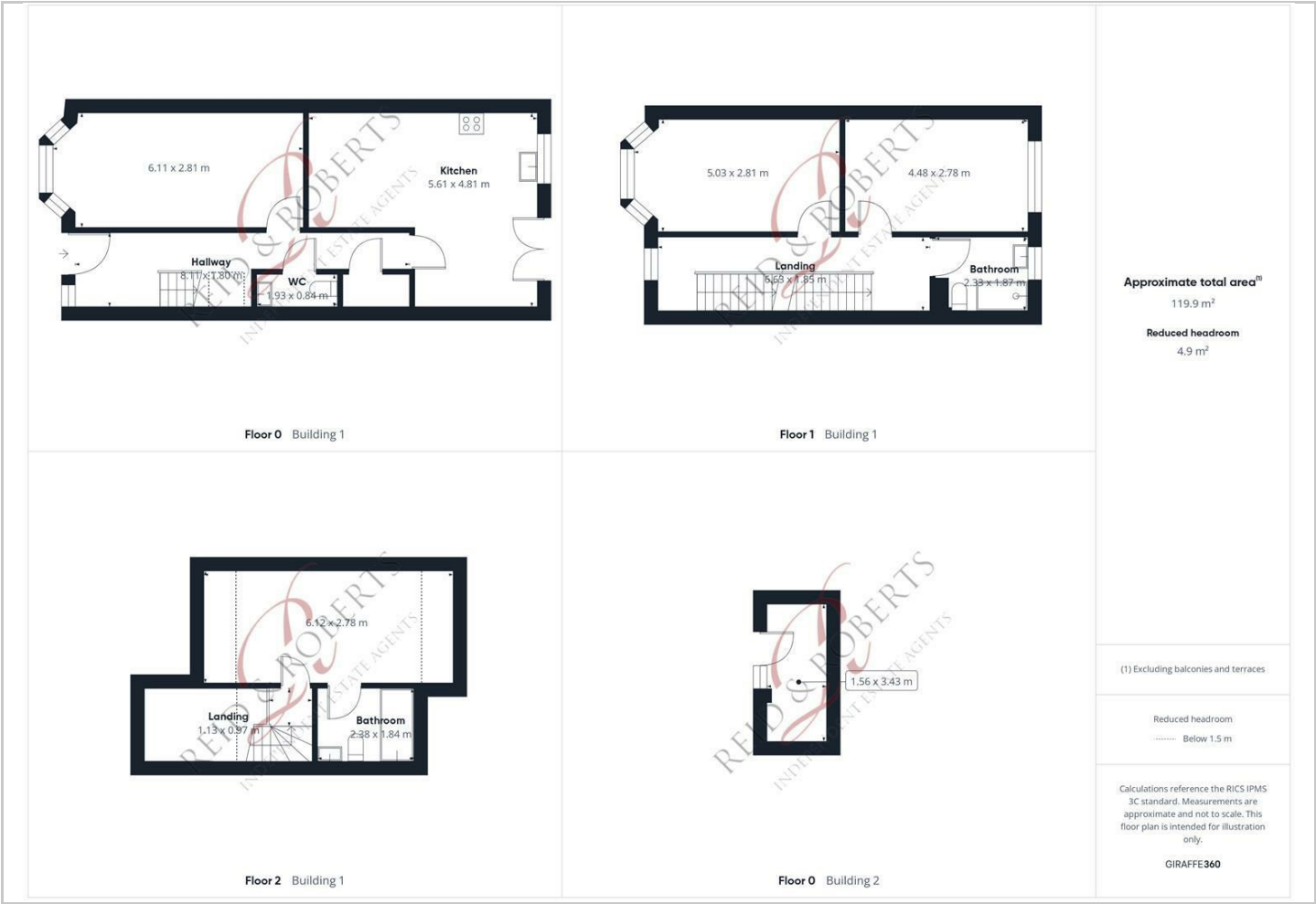
Hybrid Map



Terrain Map



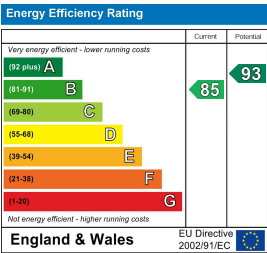
Floor Plan



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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