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INDEPENDENT ESTATE AGENTS

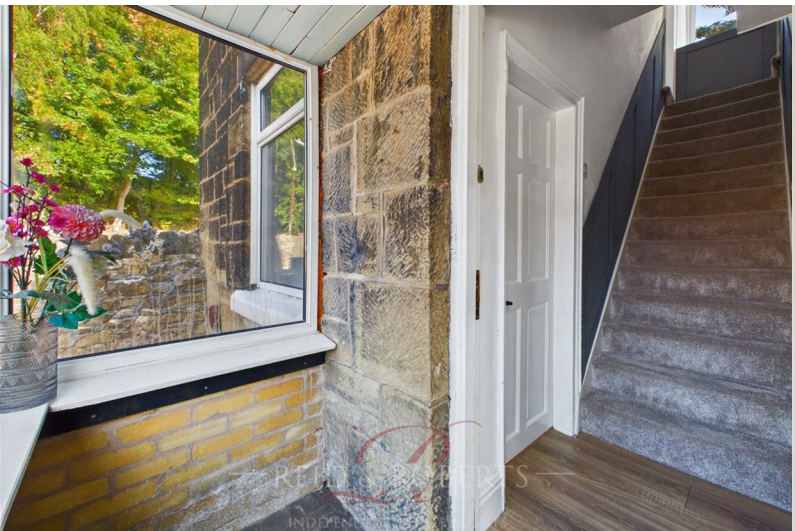


Stone House New Road

Southsea, Wrexham, LL11 5PU

Chain Free £189,950

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Entrance Porch
The front elevation features a UPVC double-glazed door, complemented by tiled effect flooring. UPVC double-glazed windows to the front and side elevations. Access is provided to the entrance hall via a hardwood door.

Entrance Hall
Doors off to two reception rooms. Ceiling light point and carpeted stairs leading to the first floor of the property.

Lounge
13'5" x 9'6" (4.10m x 2.92m)
UPVC double glazed window to the front elevation and a feature fire surround housing an electric fire set on a marble hearth. Wood effect flooring, a double panel radiator, television and telephone point, and ceiling light point. Door off to the inner hallway.

Sitting Room / Bedroom Three
13'9" x 9'8" (4.21m x 2.96)
UPVC double glazed window to the front elevation and a feature fire surround housing a coal effect fire set on a marble hearth. Carpet flooring, a double panel radiator, television and telephone point, and ceiling light point. Could be utilised as a Third Bedroom.

Inner Hallway
Providing access to under stairs storage, the kitchen, utility room, and bathroom. Access is also available to the rear of the property.

Kitchen
12'11" x 11'7" (3.96m x 3.54m)
A newly fitted kitchen housing a range of modern wall, drawer, and base units with complementary worktop surfaces incorporating a one and a half bowl composite sink unit with a mixer tap. Space for fridge and freezer. The kitchen also features a fitted oven with an adjacent electric hotplate, a UPVC double-glazed window to the rear elevation, and UPVC French doors leading to the rear garden. Inset spotlights , ample room for a dining table and chairs. An original exposed brick wall adding character.

Bathroom
8'4" x 7'5" (2.56m x 2.28)
Modern four piece suite comprising a walk in shower cubicle, a panelled bath with a handheld shower attachment, a low level WC, and a wash hand basin. The bathroom is complemented by spotlight lighting, a chrome ladder style heated towel radiator.

Storage
Housing 'ideal' electric floor standing boiler, plumbing for washing machine and space for dryer.

Bedroom One
13'1" x 9'6" (4.0m x 2.9m)
This spacious double bedroom includes a UPVC double-glazed window to the front elevation, a double panel radiator, carpeted flooring, and a ceiling light point.

Bedroom Two
13'2" x 9'10" (4.02m x 3.01m)
Another generously sized double bedroom featuring a UPVC double-glazed window to the front elevation, a double panel radiator, and carpeted flooring. Ceiling light point and two storage cupboards.

Outside
The rear garden begins with a gravelled area and a patio, perfect for alfresco dining. An outdoor 'ideal' heating generator Small steps lead to an elevated low maintenance lawn area and bordered by a mixture of brick walls and fencing, offering privacy. The garden also includes an outdoor storage shed and is accessible via a side gate.

Additional Information
PLEASE NOTE WE HAVE BEEN MADE AWARE BY THE SELLERS THE PROPERTY HAS RECENTLY UNDERGONE A GRANT TO INCLUDE AIR SOURCE HEATING/ ELECTRIC BOILER, SOLAR PANELS. LOFT

INSULATION AND INTERNAL WALL INSULATION. WE HAVE BEEN MADE AWARE BY THE SELLERS , CHIMNEYS - REBUILT, NEW CHIMNEY POTS, RIDGE TILES HAVE BEEN RESET NEW FLASHING AROUND BASE OF BOTH CHIMNEYS. PORCH ROOF - NEW FLASHING. FRENCH DRAIN PUT IN PLACE FULL LENGTH OF HOUSE WALL AND FRONT WALL TO ENSURE DRAINAGE AWAY FROM THE HOUSE.

EPC RATING
EPC Rating: B

The recent EPC assessment awarded the property an impressive rating for environmental impact, highlighting its excellent insulation and energy efficiency, which helps to keep running costs down. The property produces just 0.4 tonnes of CO2 per year, compared with an average household's 6 tonnes.

Viewings

Mortgages

Offers

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.

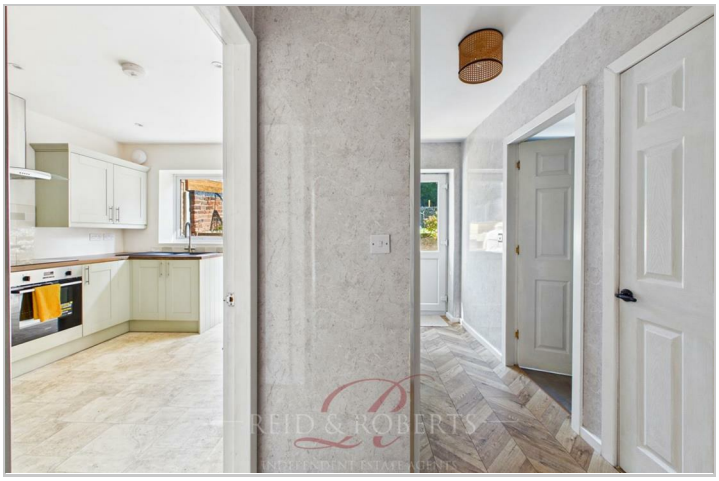
Services

Loans

Hours of buisness

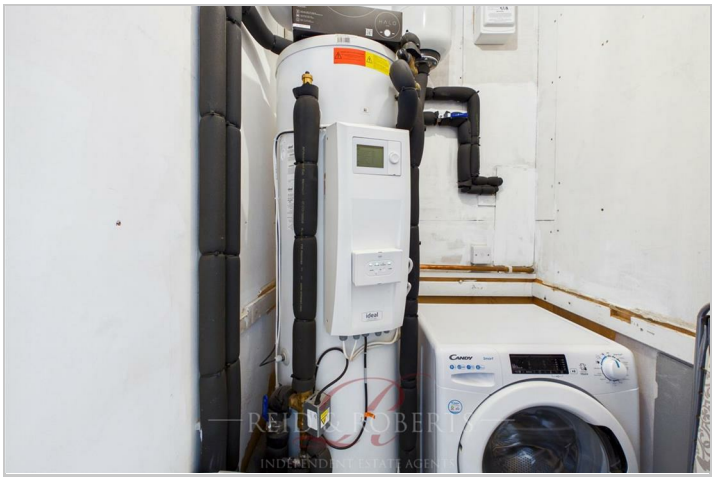
Floor Plan.
Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

Disclaimer









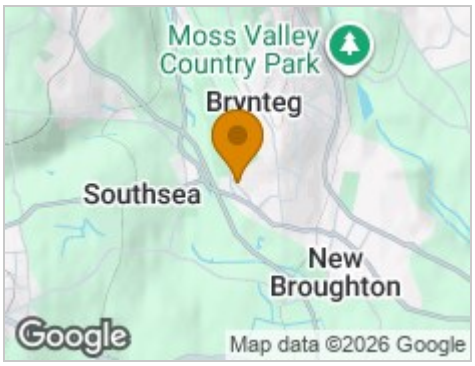
Road Map



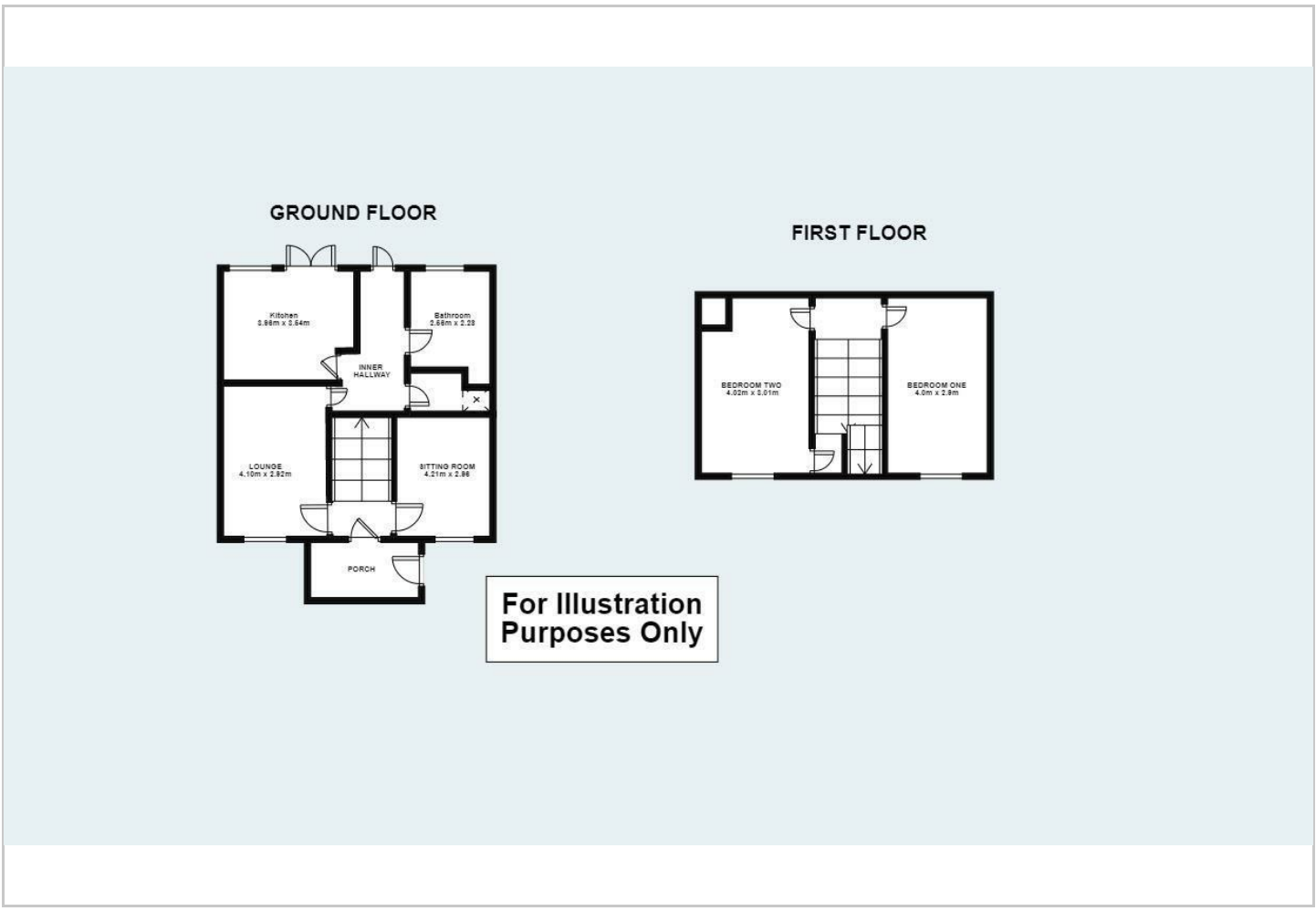
Hybrid Map



Terrain Map



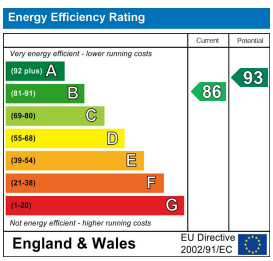
Floor Plan



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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