



## 11 Greenways

Wrexham, LL13 8JL

£175,000



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## Entrance Hall

### Lounge

A light and airy living room with wood-effect laminate flooring and a UPVC double glazed window to the front elevation. Double panelled radiator and ceiling light point. Features a media wall with storage and a wall-mounted electric fire, creating a cosy focal point. Access to both the kitchen and entrance hallway. Understairs storage adds practical convenience, while the spacious layout ensures a comfortable family environment.

### Kitchen/Diner

A practical and well-laid-out kitchen with vinyl flooring and splashback tiling. Fitted with base units and a 1.5 bowl stainless steel sink. Integrated Bosch oven with four-ring gas hob and extractor fan above. Space is provided for a washing machine and fridge/freezer. The Worcester boiler is housed within the kitchen. Ceiling light points and a double panelled radiator. UPVC double glazed window and patio doors to the rear garden allow natural light to fill the room. Ample space for a dining area, creating a sociable and functional family hub.

### First Floor Accommodation

Carpeted flooring. Ceiling light point. Loft access. Doors leading to both bedrooms and the family bathroom. A practical and connecting space to the first-floor accommodation.

### Bedroom One

A generous main bedroom with carpeted flooring, UPVC double glazed window to the front elevation, ceiling light point, and double panelled radiator. Includes a storage cupboard and access to the en-suite, providing added convenience. A comfortable and well-appointed principal bedroom.

### En Suite

Vinyl flooring. Low flush WC. Wash hand basin with separate hot and cold taps. Single panelled radiator. UPVC double glazed frosted window to the front elevation. Ceiling light point. A practical and functional en-suite to complement the main bedroom.

### Bedroom Two

A well proportioned bedroom with carpeted flooring and two UPVC double glazed windows to the rear elevation, offering excellent natural light. Double panelled radiator. Wall-mounted feature lights add a stylish touch.

### Bathroom

Vinyl flooring and partially tiled walls. Panelled bath with electric shower over and separate hot and cold taps. Low flush WC and wash hand basin set within a vanity unit with separate hot and cold taps. Double panelled radiator and ceiling light point. UPVC double glazed frosted window to the side elevation. A practical and well-appointed family bathroom.

### To The Rear

A low maintenance garden combining a patio area and decking directly accessible from the kitchen, with a gravelled section. Enclosed by fencing for privacy and featuring a summerhouse. Side access provides convenient entry to the front of the property via a pathway. An ideal space for outdoor seating and family use.

### To The Front

Off-road parking for two vehicles. Lawn areas complement a paved path leading to the front door, with gated access to the rear garden. Neat and practical frontage enhancing the property's appeal.

### 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.

### 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.

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

### 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



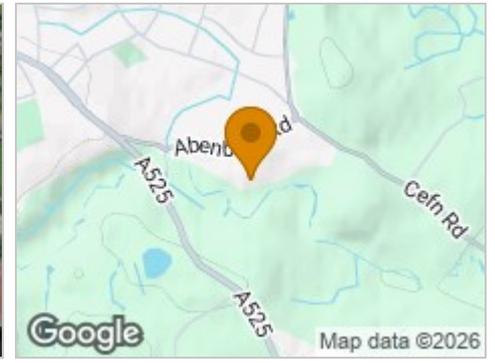
## Road Map



## Hybrid Map



## Terrain Map



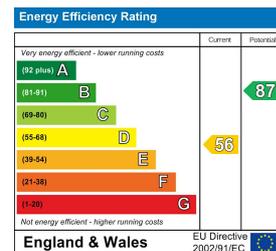
## Floor Plan



## 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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