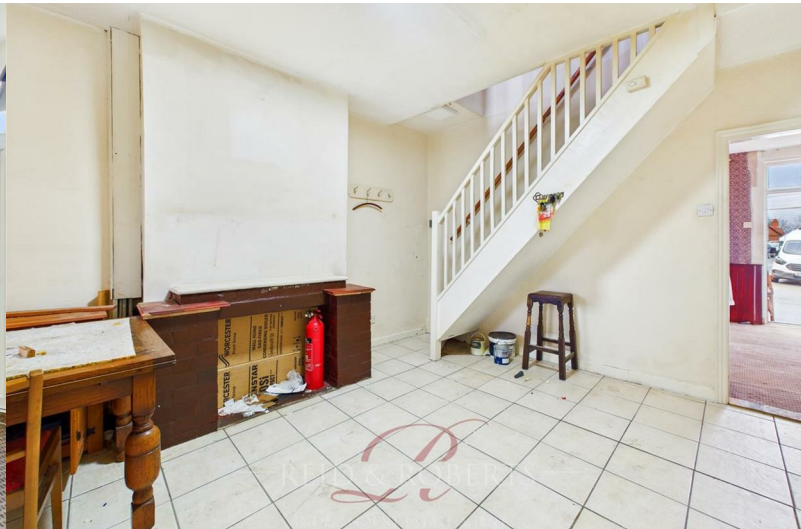




## 9 Barons Road

Wrexham, LL13 8HB

No Onward Chain £95,000



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**No Onward Chain £95,000**



## Entrance

Approached Via UPVC double glazed door into:

## Lounge

Entered via a UPVC double glazed entrance door leading directly into the lounge. UPVC double glazed window to the front elevation. Featuring a panelled radiator, ceiling light point, and an electric fire set against a tiled backdrop. An opening leads through to the dining area.

## Dining Area

Featuring tiled flooring, panelled radiator, and ceiling light point, with stairs rising to the first floor accommodation. An archway provides access to the kitchen, with an internal archway and fitted shelving forming a useful serving hatch.

## Kitchen

Fitted with a range of wall and base units with worktop surfaces over incorporating a stainless steel sink unit. Space for an oven and fridge freezer, with extractor fan and splashback tiling. A UPVC double glazed door provides access to the rear garden and an opening leading to the wet room.

## Ground Floor Wet Room

Comprising a step in shower enclosure with mixer shower, low level WC, and wash hand basin. Featuring fully tiled walls, tiled flooring, double panelled radiator, and a UPVC double glazed frosted window to the side elevation.

## Stairs to the First Floor Accommodation

Direct to Bedroom two and access to the loft. Door off to bedroom one.

## Bedroom One

UPVC double glazed window to the front elevation. Featuring a double panelled radiator, ceiling fan with integrated light, and television point

## Bedroom Two

UPVC double glazed window to the rear elevation. Featuring a double panelled radiator and ceiling light point. Built-in cupboard housing the Worcester boiler.

## Outside

To the rear of the property, there is an enclosed courtyard area providing useful outdoor space directly accessed from the kitchen.

A gate leads through to a further garden area, which is laid mainly to lawn and enclosed by a combination of fencing, hedging, and brick wall boundaries.

## 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

Tel: 01978 353000

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.

### 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.

### 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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