REID & ROBERTS

INDEPENDENT ESTATE AGENTS

29 Rockwood Road

Brynteg, Wrexham, LL11 6LU

Offers In The Region Of £145,000

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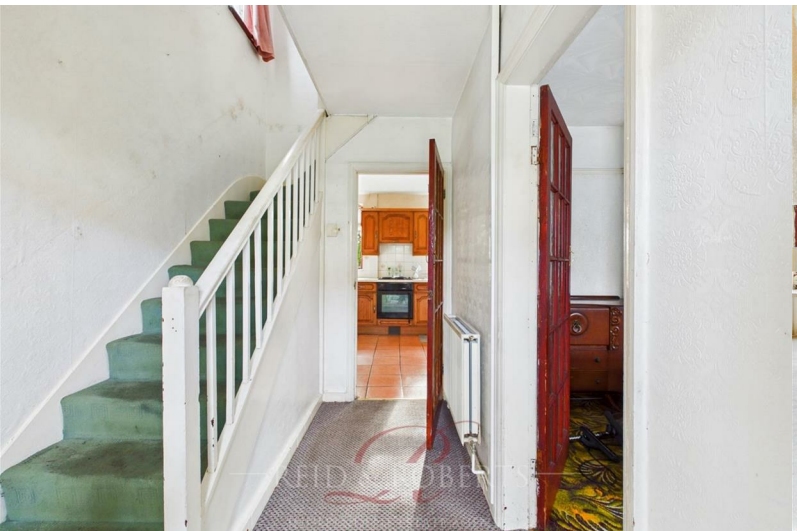

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Entrance Hall
Approached via a composite entrance door, the entrance hall has a window to the front elevation, stairs rising to the first floor accommodation, a light point and double panelled radiator. Doors lead off to the kitchen and lounge.

Lounge
The lounge has a carpeted floor, double panelled radiator, windows to the front elevation, television point and a feature fireplace. A frosted window from the adjoining dining room.

Kitchen
Tiled floor and partially tiled walls, with a range of wall, drawer and base units with stainless steel sink unit and worktops over. There is a window to the rear elevation and an electric four ring hob with extractor hood above, together with an integrated oven. Understairs storage cupboard . Door to External passageway. An opening leads through to the dining room.

Dining Room
Windows to the rear elevation, a double panelled radiator and a feature electric fire.

Stairs to the first floor accomdation
Window to the side elevation, access to the loft and doors leading to three bedrooms, the bathroom and separate WC.

Bedroom One
Two windows to the front elevation, built in storage cupboards, an additional overhead storage cupboard, double panelled radiator and electric points.

Bedroom Two
Two windows to the rear elevation, double panelled radiator and electric points.

Bedroom Three
Window to the front elevation, a built in storage cupboard, double panelled radiator and electric points.

Bathroom
Vinyl flooring, fully tiled walls, a panelled bath with electric shower over, wash hand basin and double panelled radiator. There is also a storage cupboard housing the Worcester boiler.

Separate W.C
WC has a tiled floor, partially tiled walls, frosted window to the rear elevation, low level flush WC and wall mounted handrails.

External Pathway
Accessed from the kitchen via a composite door, there is an enclosed external passageway providing access to two attached outbuildings, useful for additional storage space.

The passageway also provides access via a UPVC door to the front elevation, together with a further door leading to the rear gardens.

To the Rear
The rear gardens are surrounded by established trees, hedging, plants and shrubs, with fencing and hedging to the boundaries. The gardens are mainly laid to lawn and a pathway providing access through the garden.

To the Front
Approached via a paved pathway, the property is set behind a lawned garden with hedging to the boundaries. Gates to the front provide access to the property, with an area offering potential for off road parking, subject to any required alterations. A door leads into the entrance hall, while a further door provides access to the external passageway.

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.

Hours Of Business.

Monday - Friday 9.15am - 5.00pm
Saturday 9.15am - 4.00pm

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.

Tenure

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

EPC Rating.

TBC

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.

Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

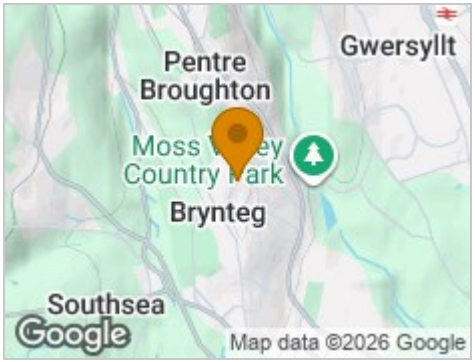
Services.

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

Road Map

Hybrid Map

Terrain Map

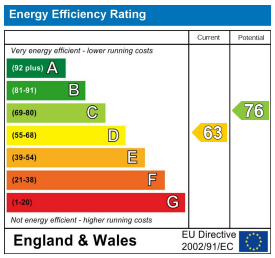


Floor Plan

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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